Christie Residential

YOUR HOME, HANDLED WITH CARE

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Belgrave Close, Abergavenny

£650,000

- Detached Four Bedroom House
- Superbly Presented Throughout
- Modern Open Plan Living
- Utility Room & Laundry Room

About this property

A generously proportioned detached family home, offering an impressive breadth of accommodation in a highly regarded location on the western side of Abergavenny, within the catchment of Cantref Primary School. The ground floor opens into a welcoming entrance hall, leading through to an impressive open-plan kitchen, dining and living space. The modern kitchen is fitted with a range of contemporary units, integrated appliances and a peninsula breakfast bar, flowing seamlessly into a generous dining area and a bright, modern Orangery. Featuring a lantern roof and doors opening onto the rear garden, the Orangery provides an excellent space for both everyday family life and entertaining. Further ground floor accommodation includes a separate sitting room, utility room, laundry room and shower room. Upstairs, there are four well-proportioned bedrooms, together with a modern family bathroom. Externally, the property benefits from driveway parking to the front, leading to a practical, unusually shaped garage with an electrically operated door and patio doors providing direct access to the rear garden. The good-sized rear garden is thoughtfully arranged into two distinct areas, laid predominantly to lawn and complemented by paved patio spaces. Overall, this is a superb family home, combining generous and versatile accommodation with an enviable position in one of Abergavenny's most sought-after areas. The property is within the catchment of Cantref Primary School and is conveniently located for the town's excellent selection of independent shops, cafés and restaurants, as well as its excellent transport links.

Abergavenny is a popular market town nestled amidst the Seven Beacons with its skyline dominated by the Blorenge and the Sugar Loaf mountains, Abergavenny is known as the 'Gateway to Wales'. It is situated twelve miles from the English border and just south of the Black Mountains in the Brecon Beacons National Park. Steeped in history Abergavenny was originally a Roman Fort then a medieval walled town. It is now a market town with arguably more life than nearby Usk and Monmouth. It offers a wide range of amenities with major supermarkets, popular bi-weekly market, a high street comprising of recognised chains and local department stores, leisure centre, a number of churches and Nevill Hall Hospital. Abergavenny is world renowned for its Food Festival which brings the UK's best chefs and culinary experts to the town every September. The town also offers a rich and vibrant range of cultural options including the Borough Theatre which offers an all year round programme of professional and amateur events, and the annual Abergavenny Writing Festival. Its location means that Abergavenny acts as the major transport hub for the area. The railway station allows easy access to anywhere on the rail network. The A465, Heads of the Valleys Road is one mile out of town with the M50 / M4 a further 25 minutes away.

Directions

From the Cenotaph in the centre of Abergavenny follow Brecon Road (A40) west to the roundabout. Take the 2nd exit and the take the 2nd right turn into Belgrave Road. Belgrave Close is the first right. The What3Words reference is: sanded.sleepless.parsnip

USEFUL information

COUNCIL TAX: Band G. The local authority is Monmouthshire County Borough Council – 01633 644644

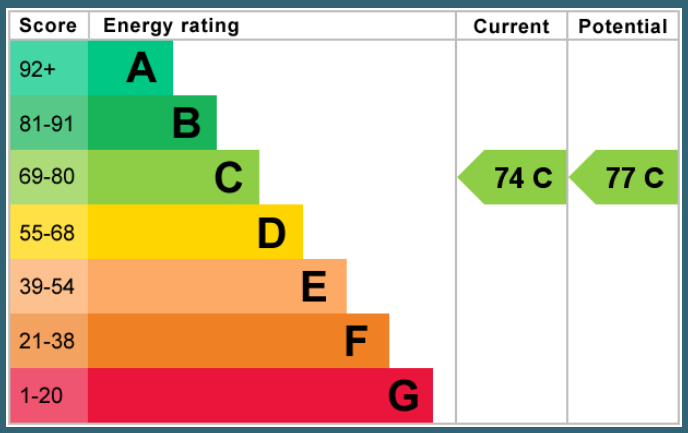
SERVICES: We understand that mains gas, electricity, water & sewerage are connected to the property. Ultrafast broadband is available (provided by Openreach) with an estimated maximum speed of 1800 mbps. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

TENURE: We believe the property to be Freehold. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.

VIEWING: Strictly by prior appointment via Christie Residential on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, Christie Residential.

Consumer Protection from Unfair Trading Regulations 2008.

Please be aware that neither **Christie Residential** nor the sellers have tested any apparatus, equipment, fixtures and fittings or services, unless otherwise advised, and therefore it cannot be verified that they are in good working order and fit for the purpose. As a result, buyers are advised to obtain verification from their Solicitor, Surveyor or suitably qualified tradesman regarding these matters. Unless otherwise stated, **Christie Residential** have not had sight of the title documents therefore buyers are advised to obtain verification from their Solicitor as to the Tenure of a Property. Items shown in photographs are not necessarily included in the sale unless specifically stated in the sales particulars but may be available to purchase by separate negotiation. Buyers must check the availability of a property before embarking on any journey to conduct a viewing. It is an explicit condition of these sales particulars that all appointments to view and any subsequent negotiations are conducted exclusively via **Christie Residential**, as owners' agents.



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