Christie Residential

YOUR HOME, HANDLED WITH CARE

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Old Barn Way, Abergavenny

£269,950

- Semi-Detached House
- Three Bedrooms
- Kitchen/Dining Room
- Separate Living Room

About this property

A beautifully modernised three-bedroom semi-detached family home, occupying an elevated position on the northern side of Abergavenny, within a pleasant residential area less than a mile from the town centre. The property has been refurbished to provide well-balanced and thoughtfully arranged accommodation throughout. To the ground floor, an entrance hall leads into the lounge, while to the rear is a spacious kitchen/dining room fitted with integrated appliances and opening directly onto the rear garden. Upstairs, there are two double bedrooms, a well-proportioned single bedroom and a modern three-piece family bathroom. Externally, the property benefits from off-road parking to the front for at least three vehicles. The good-sized rear garden is mainly laid to lawn and features a patio area, along with a number of useful brick-built storage units. Further benefits include double glazing, gas central heating and delightful views across the town towards the Blorenge. The location is particularly convenient, with both primary and secondary schools nearby, together with local shops and bus routes. Offering a move-in-ready home with minimal fuss, this attractive property is ideal for those seeking modern family accommodation in a well-connected setting. Early viewing is highly recommended.

About the location

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

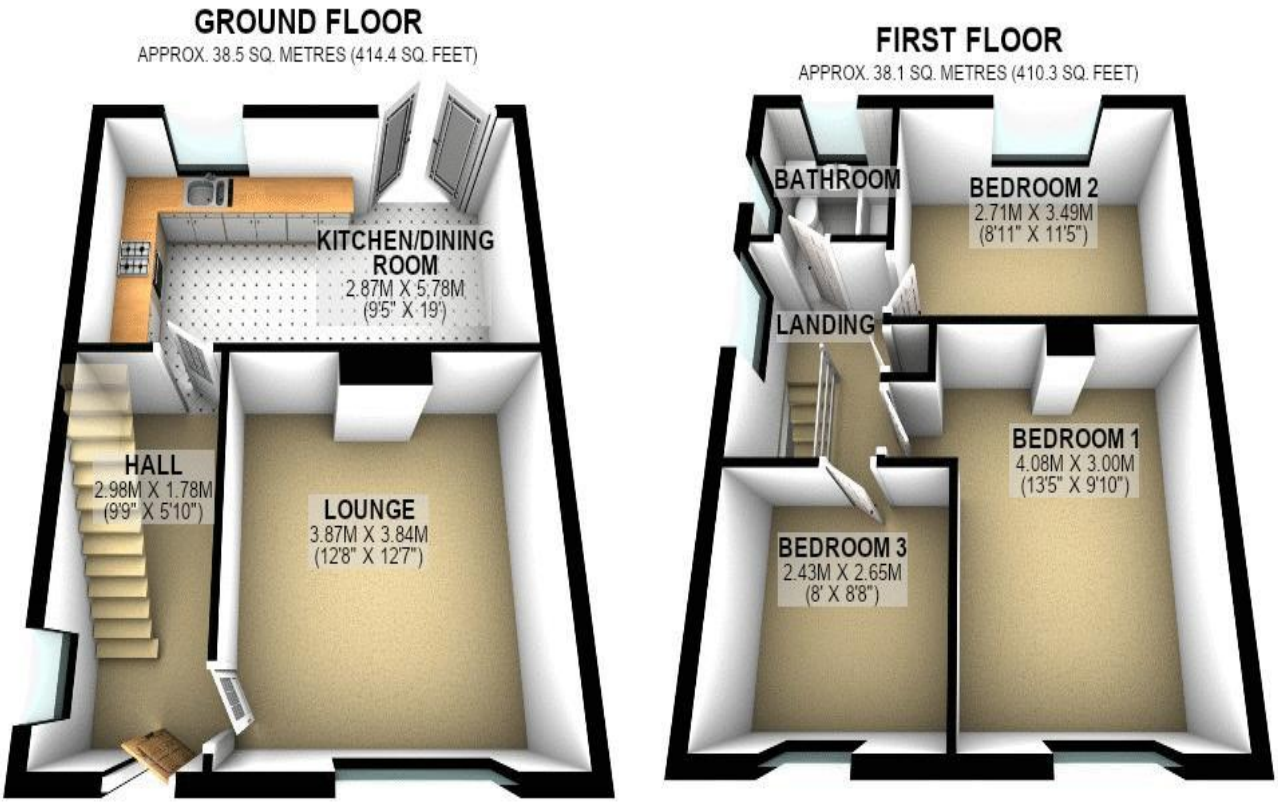
From central Abergavenny follow Monk Street North to the traffic lights. At this point the road becomes Hereford Road. Continue straight for 600 yards before turning left into Lansdown Road. Continue to the end of the road and take the third exit on the roundabout where the house can be found on the right hand side. The What3Words location is: ///raking.amps.functions

USEFUL information

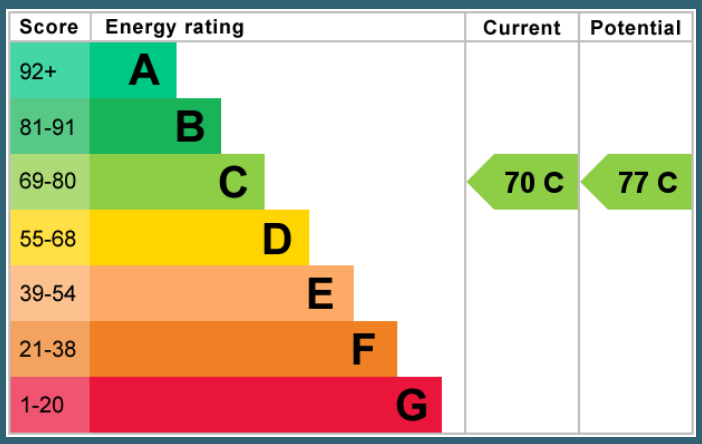
COUNCIL TAX:	Band C. The local authority is Monmouthshire County Borough Council – 01633 644644
SERVICES:	We understand that mains gas, electricity, water & sewerage are connected to the property. Ultrafast broadband is available (provided by Openreach) with an estimated maximum speed of 1800 mbps. For 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.



TOTAL AREA: APPROX. 76.6 SQ. METRES (824.7 SQ. FEET)



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