



# Christie Residential

YOUR HOME, HANDLED WITH CARE

Western Road,  
Abergavenny

£985,000

Tel: 01873 852221

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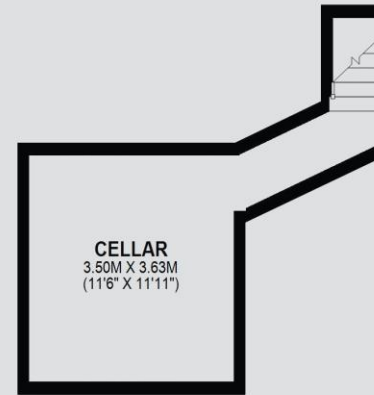
## About this property

Occupying a prominent corner plot in one of western Abergavenny's most established and sought-after residential locations, this handsome double-fronted detached period residence enjoys far-reaching views towards the Blorenge Mountain and is set within beautifully landscaped gardens. Retaining an abundance of character and original features, the property offers substantial and versatile accommodation. The accommodation is centred around an impressive entrance hall, complete with Victorian tiled flooring, decorative cornicing and a striking staircase rising through the house. Three generous reception rooms provide excellent flexibility, with the principal living room and adjoining sitting room linked by sliding doors, each benefitting from wood-burning stoves. A separate dining room, also featuring sliding doors, opens into the kitchen/breakfast room. The kitchen is fitted with a range of cabinetry and provides space for a range-style cooker and informal dining, complemented by a separate utility room with direct access to the garden. An inner hallway leads to a ground floor shower room, offering the potential for multi-generational living or the creation of ground floor bedroom accommodation if required. A useful cellar provides additional storage. To the first floor, a spacious galleried landing gives access to five well-proportioned bedrooms. The principal bedroom enjoys views towards the Blorenge together with a walk-in wardrobe and en-suite shower room. Four further bedrooms, three of which are comfortable doubles, are served by a modern family bathroom. Approached via a driveway providing off-road parking, the property also benefits from an attached garage. The mature gardens are a particular feature of the house, thoughtfully landscaped by the current owners to create a series of distinct spaces designed to take full advantage of both the easterly and westerly aspects. Expanses of lawn are framed by established flower borders and specimen planting, while a choice of paved seating terraces provide ideal spaces for outdoor entertaining and enjoy views towards the Blorenge. A productive vegetable garden sits alongside a summerhouse. In addition, a detached brick-built outbuilding, currently arranged as a wood store, store room and covered seating area, offers excellent versatility and further potential. Combining elegant period detail with generous family accommodation and exceptional gardens, this is a rare opportunity to acquire a distinguished home in one of Abergavenny's most desirable residential settings.

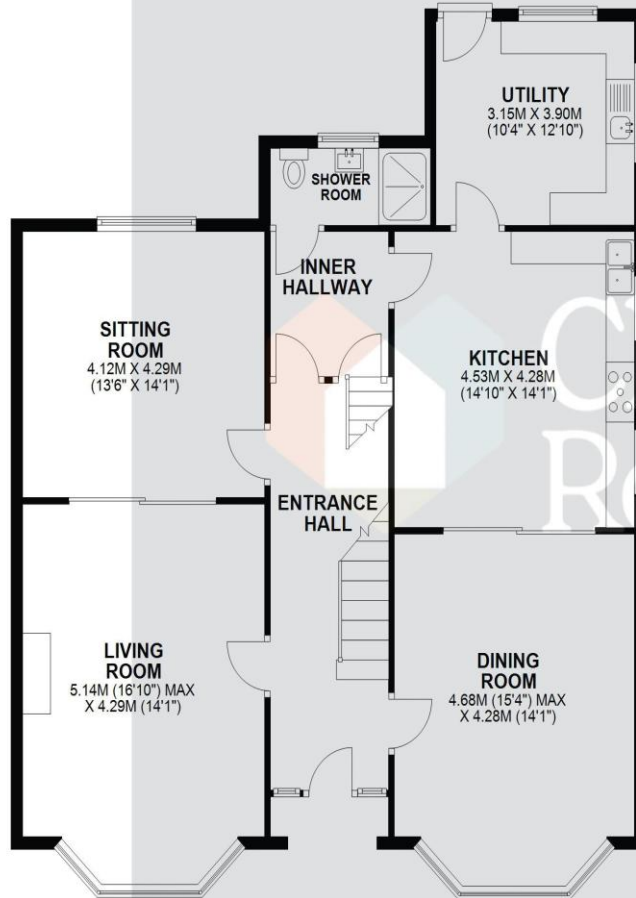




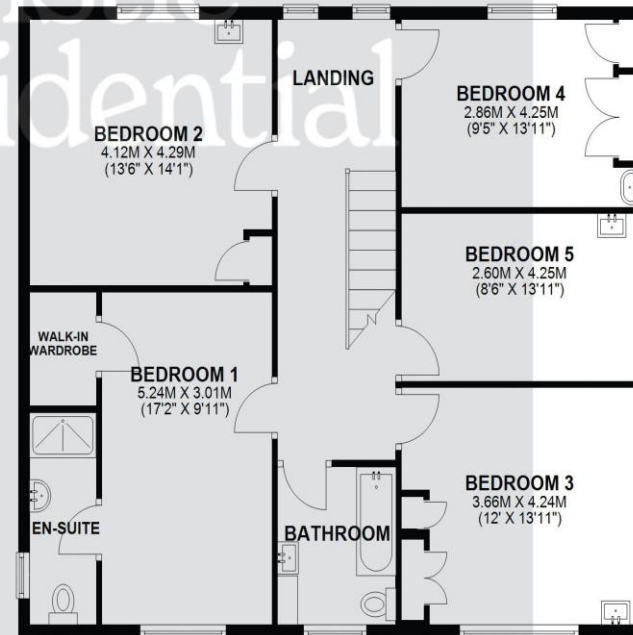
**BASEMENT**  
APPROX. 15.9 SQ. METRES (171.4 SQ. FEET)



**GROUND FLOOR**  
APPROX. 118.9 SQ. METRES (1280.0 SQ. FEET)



**FIRST FLOOR**  
APPROX. 101.9 SQ. METRES (1097.1 SQ. FEET)



TOTAL AREA: APPROX. 236.8 SQ. METRES (2548.5 SQ. FEET)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

## Directions

From the Angel Hotel in the centre of Abergavenny (NP7 5EU), follow Monk Street north to the traffic lights. Turn left into Park Road and continue for approximately 0.5 miles to the roundabout. Take the 2nd exit and then take the 2nd right onto Belgrave Road and next right into Western Road where the property can be found on the left hand side. The What3Words reference is ///ozone.slant.hoped

## USEFUL information

**COUNCIL TAX:** Band H. 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.