



**Christie  
Residential**  
YOUR HOME, HANDLED WITH CARE

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**Old Barn Way,  
Abergavenny**  
**£260,000**

- ♥ Three Bedroom Sem-Detached
- ♥ Lounge & Dining Room
- ♥ West Facing Rear Garden
- ♥ No Onward Chain





## About this property

Offered for sale with no onward chain, this three-bedroom semi-detached home occupies a pleasant position within an established residential area, less than a mile from Abergavenny town centre. The property is conveniently located for both primary and secondary schools, with local shops, bus routes and everyday amenities all within easy reach. The accommodation is well proportioned and comprises an entrance hall, a front facing living room, separate dining room with French doors opening onto the rear garden, and a fitted kitchen. To the first floor are two double bedrooms, a well-proportioned single bedroom, and a modern, tiled family bathroom. Outside, the property benefits from an enclosed front garden, whilst the rear enjoys a sunny west-facing aspect and has been attractively landscaped with mature shrubs and trees, creating a private and established setting. A useful storage shed is included, and a driveway, accessed via a rear service lane, provides off-road parking. It is also worth noting that a number of neighbouring properties have constructed garages in this section, suggesting potential for a similar addition, subject to any necessary consents.

## 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, 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 Pen Y Pound north to the traffic lights. Go straight over and into Old Hereford Road. take the first right turn into Ysguborwen then the first left into Old Barn Way. The What3Words reference is [///moguls.tricks.contracts](#).

## 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/Ogi) with an estimated maximum speed of 1800 mbs. 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.

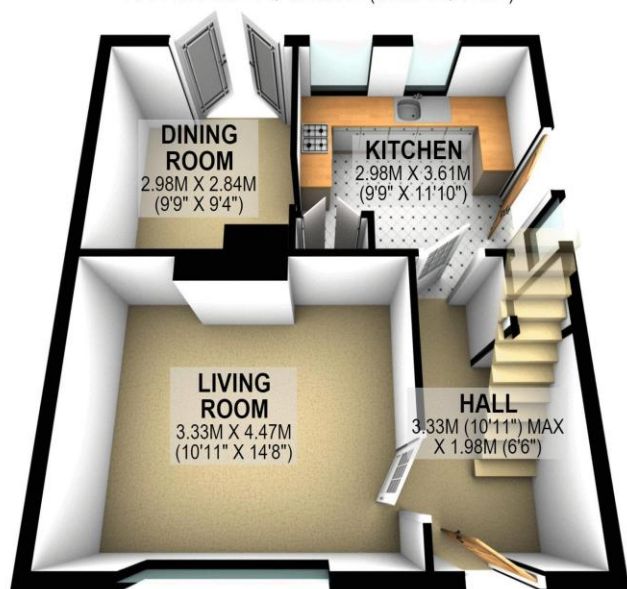
**VIEWING:** Strictly by prior appointment via Christie Residential on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, Christie Residential.

### 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.

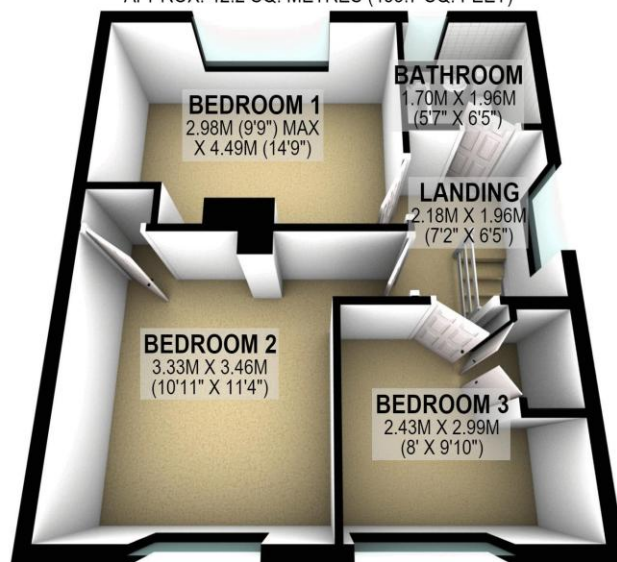
## GROUND FLOOR

APPROX. 42.0 SQ. METRES (451.6 SQ. FEET)



## FIRST FLOOR

APPROX. 42.2 SQ. METRES (453.7 SQ. FEET)



TOTAL AREA: APPROX. 84.1 SQ. METRES (905.3 SQ. FEET)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             | 70 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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