



Christie Residential

YOUR HOME, HANDLED WITH CARE

Merthyr Road,
Abergavenny

£500,000

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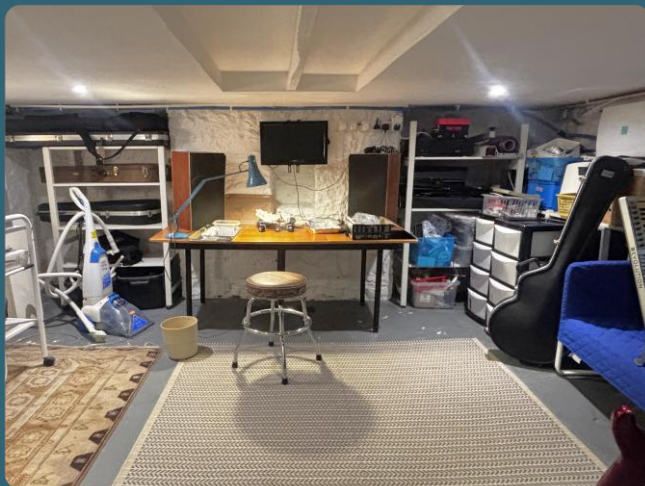
About this property

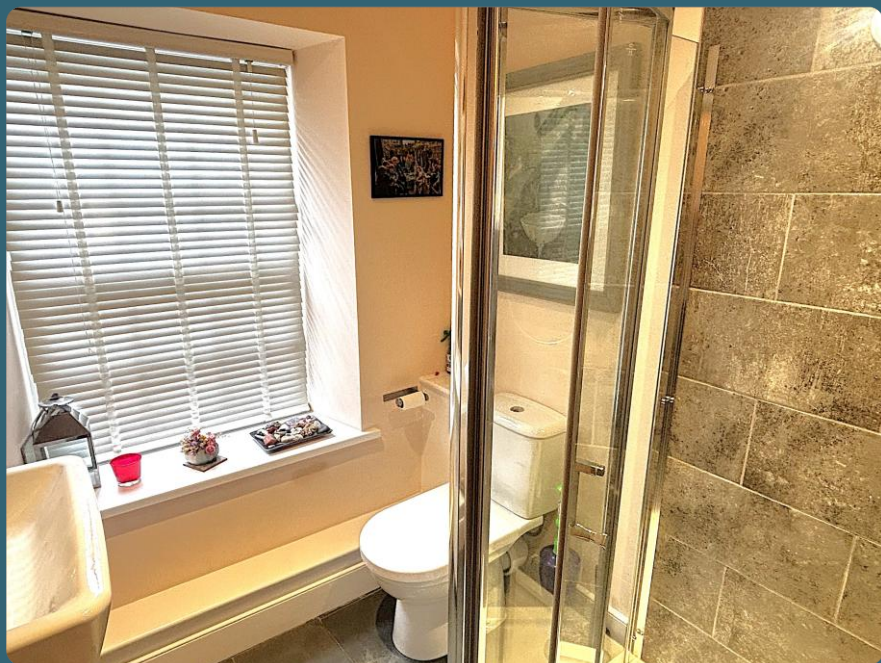
A beautifully presented Grade II listed period home, situated in the heart of Abergavenny town centre. This impressive four bedroom property combines a wealth of period character with a stylish and comfortable modern finish. The property retains a wonderful sense of character whilst having been thoughtfully maintained and upgraded by the current owners.

Offering extensive accommodation throughout, the tone is set upon entering the property into the welcoming entrance hall with its original floor tiles, off which is the living room with similarly original wooden floors, and fireplace. The social heart of this home is the open-plan kitchen/family room. It is fitted with an extensive range of contemporary wall and base units, the kitchen is complemented by a substantial central island, providing an excellent space for both preparation and informal dining. The adjoining family area creates a flexible dining/seating area which connects with the garden via trifold doors, and includes an Aga wood burning stove. The ground floor also includes a modern shower room. The entrance hall also provides access down to the cellar which has been fitted with an air filtration unit to create a useful hobby space. On the first floor there are three bedrooms including the principal bedroom with extensive fitted storage and superb four piece en-suite bathroom. On the second floor is a further large double bedroom, running the full width of the house and including an en-suite shower room.

To the rear the property enjoys a secluded low maintenance garden with patio to the fore, landscaped to create a wealth of extensively planted beds. Steps lead up to a terrace from which to enjoy views across the town to the Brecon Mountain. On this upper level there is also a home office studio with power and WC. This is attached to a large garage/workshop with power and electric door. This is a superb home offering spacious and highly versatile four-bedroom accommodation, beautifully presented throughout and occupying an exceptionally convenient position in the heart of Abergavenny.

A popular market town nestled amidst the Seven Beacons with its skyline dominated by the Brecon 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. 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.





BASEMENT

APPROX. 21.4 SQ. METRES (230.5 SQ. FEET)



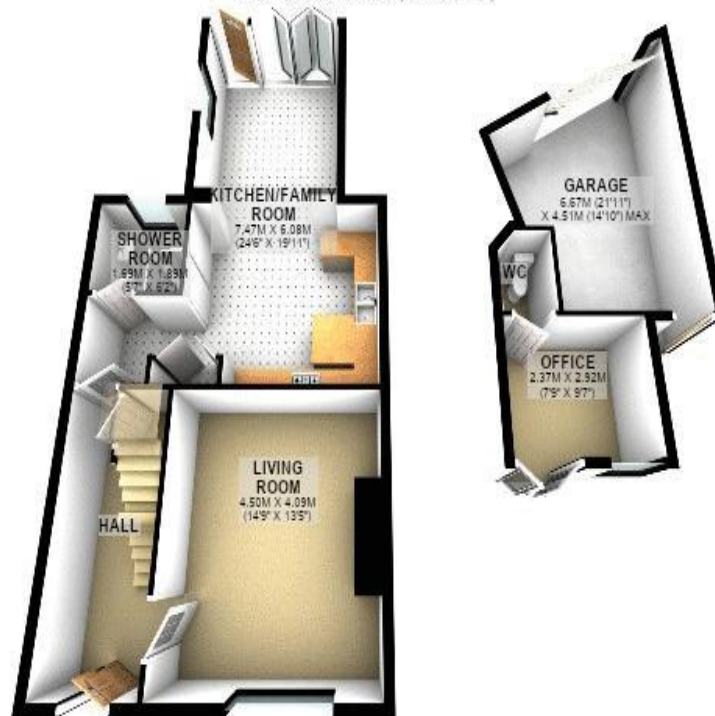
FIRST FLOOR

APPROX. 49.3 SQ. METRES (530.5 SQ. FEET)



GROUND FLOOR

APPROX. 89.5 SQ. METRES (963.5 SQ. FEET)



SECOND FLOOR

APPROX. 29.3 SQ. METRES (315.2 SQ. FEET)



TOTAL AREA: APPROX. 189.5 SQ. METRES (2039.7 SQ. FEET)



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Directions

The property is located on the corner of Brecon and Merthyr Roads as you head west from Abergavenny town centre (A40). The What3Words reference is ///petal.warned.stylist.

USEFUL information

COUNCIL TAX: Band E. 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.