



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

Tel: 01873 852221

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**Avenue Road,
Abergavenny
£550,000**

- ♥ Detached House
- ♥ Prime Residential Location
- ♥ Three Double Bedrooms
- ♥ Modernisation Potential





About this property

A substantial three-bedroom detached home situated on Avenue Road, widely regarded as one of Abergavenny's most desirable residential addresses on the sought-after western side of the town. Built in the 1980s, the property has been a much-loved home and now offers an excellent opportunity for a new owner to modernise and personalise to their own taste. The accommodation is notably spacious for a three-bedroom property, offering a level of living space more commonly associated with a four-bedroom home. The ground floor comprises a welcoming entrance hall leading to a generous living room, which flows through to the dining room. A front-facing conservatory is accessed from the living room, providing additional reception space and pleasant garden views. The kitchen is complemented by a useful utility room, with access to both the integral garage and a separate WC. On the first floor, a large landing serves three well-proportioned bedrooms and a spacious four-piece family bathroom. Externally, the property benefits from driveway parking for two to three vehicles, an integral single garage, and mature gardens enclosed by hedging and fencing, creating an attractive and private outdoor setting. Offered with no onward chain, this is an exceptional home in a highly sought-after location.

About the location

A popular market town nestled amidst the Seven Beacons with its skyline dominated by the Bloreng 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 Angel Hotel on Cross Street (NP7 5EU), follow Monk Street (A40) north to the traffic lights and turn left. Continue on Park Road and take the second right into Pen Y Pound. Follow the road to the traffic lights then turn left into Avenue Road. The What3Words reference is rents.calculate.tins

USEFUL information

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

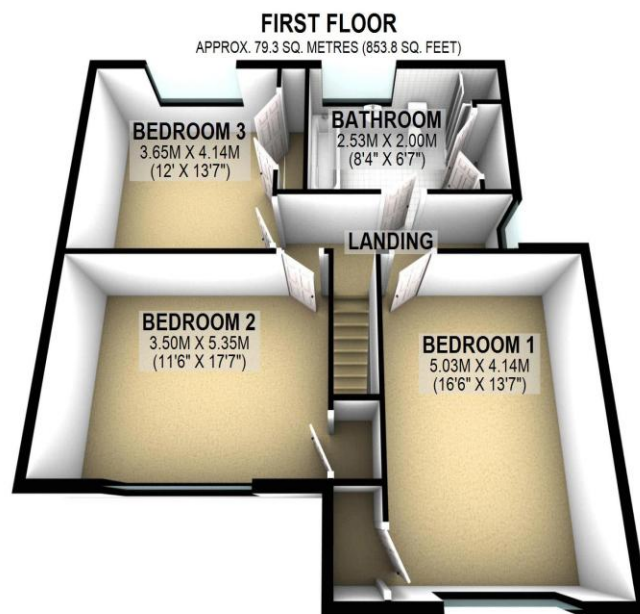
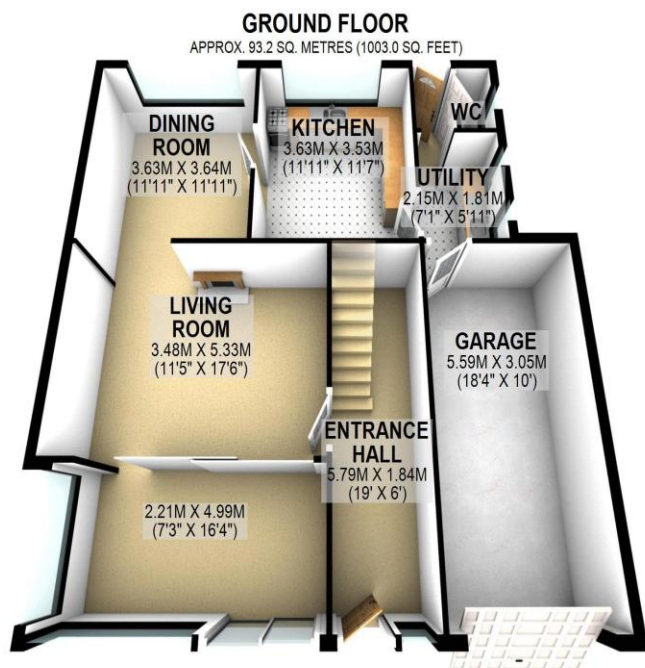
SERVICES: We understand that mains gas, electricity, water & sewerage are connected to the property. Ultrafast broadband is available (provided by Openreach) with an estimated maximum speed of 1800 Mbps. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

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.



TOTAL AREA: APPROX. 172.5 SQ. METRES (1856.7 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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