



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

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**Merthyr Road,
Abergavenny**

O.I.E.O £190,000

- ♥ Three Bedroom Victorian Mid Terrace
- ♥ Grade II Listed
- ♥ Requiring Complete Refurbishment
- ♥ Cash Buyers Only





About this property

A three-bedroom Grade II listed Victorian terrace in the heart of Abergavenny, requiring comprehensive refurbishment and offered with no onward chain. Situated on Merthyr Road, this substantial period property retains numerous original features and includes a cellar, rear garden and driveway parking. The house requires significant work before it can be occupied. There is currently no fitted kitchen or bathroom, and the gas and water supplies would need to be reconnected. Due to the current condition and absence of these essential facilities, the property is suitable for cash buyers only. The ground floor accommodation comprises an entrance hall, two receptions and kitchen (not fitted). Off the dining room is the footprint of a dilapidated former outhouse. Upstairs there are four rooms to be allocated as three bedrooms and a bathroom. The Grade II listed status will need to be taken into account when considering any proposed works, and the necessary consents may be required. The garden has a paved area to the fore off which is an outside WC, while steps lead up to main section with pathway leading the driveway at the rear (accessed via Regent Street).

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

Heading west on the A40 from the Cenotaph in Frogmore Street, in the centre of Abergavenny, take the second left into Merthyr Road. The property can be found 200 yards along on the left hand side. The What3Words reference is [///inhaler.footsteps.blown](#).

USEFUL information

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

SERVICES: We understand that electricity and sewerage are connected to the property. Both gas and water supplies are available but would require reconnection. There is no broadband at the property but Ultrafast is available in the area (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.



TOTAL AREA: APPROX. 103.8 SQ. METRES (1117.5 SQ. FEET)



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