



Christie Residential

YOUR HOME, HANDLED WITH CARE

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**Vale View,
Abergavenny**

£269,950

- ♥ Semi-Detached House
- ♥ Three Bedrooms
- ♥ No Onward Chain
- ♥ Living Room With Views





About this property

Situated in an elevated position within a popular residential area on the north side of Abergavenny, this well-presented semi-detached home is conveniently located for local amenities and easy access to the town centre. Offered in good order throughout and with no onward chain, the property provides well-proportioned accommodation ideal for a family or a wide range of buyers. The ground floor opens into a generous entrance porch, leading through to the living room with a bay window enjoying superb far-reaching views across Abergavenny towards The Blorenge. To the rear, the impressive full-width kitchen/dining room is fitted with modern units and built-in appliances, with ample space for a dining table. Double doors open into a double-glazed conservatory, while a side door leads to a useful lobby providing a utility area with plumbing for a washing machine, a WC and additional storage. Upstairs, there are two double bedrooms and a single bedroom, together with a modern family bathroom. Bedrooms two and three benefit from spectacular views across Abergavenny and the surrounding area. Outside, the gated front garden is laid mainly to lawn, with a pathway leading to the front door. The rear garden has been designed with ease of maintenance in mind and is predominantly paved, with a small area of lawn. A well-positioned and appealing family home, offering excellent views, practical accommodation and low-maintenance outside space, all within a sought-after residential location. The house was completely rewired in 2024, the central heating was also updated at this time with a new boiler and radiators.

About the location

Abergavenny is a popular market town nestled among the Seven Beacons and framed by the Blorenge and Sugar Loaf mountains, known as the Gateway to Wales. Located twelve miles from the English border and just south of the Black Mountains in the Bannau Brycheiniog National Park, the town is steeped in history – originally a Roman fort before becoming a medieval walled settlement. Today, Abergavenny is a vibrant market town offering a wealth of amenities, including major supermarkets, weekly retail and farmers' markets, a mix of high-street chains and independent stores, a popular theatre, leisure facilities, several churches, and Nevill Hall Hospital. There is an annual food festival – the largest in Wales, and a vibrant social and cultural scene. Its strategic position makes it the transport hub of the area, with a mainline railway station providing easy access across the UK, the A465 (Heads of the Valleys Road) just a mile away, and the M50 and M4 reachable within 25 minutes. A large bus station also offers routes to nearby towns, villages, and Cardiff. For more information on local services and community facilities, visit www.monmouthshire.gov.uk or call 01633 644488.

Directions

Proceed out of Abergavenny on the Hereford Road, take the left turn into St Teilo's Road then left again into Llwynu Lane. Continue up the hill and take the second right into Vale View. The What3Words reference is: grove.saints.gravest

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) 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. 58.9 SQ. METRES (633.8 SQ. FEET)



FIRST FLOOR

APPROX. 42.1 SQ. METRES (452.9 SQ. FEET)



TOTAL AREA: APPROX. 101.0 SQ. METRES (1086.6 SQ. FEET)

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



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