



Christie Residential

YOUR HOME, HANDLED WITH CARE

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**Union Road East,
Abergavenny**

O.I.E.O. £199,950

- ♥ Victorian End Terraced House
- ♥ Two Bedrooms
- ♥ No Onward Chain
- ♥ Lounge/Dining Room





About this property

A wonderful opportunity to acquire a well-presented two-bedroom Victorian end-of-terrace home, ideally situated on Union Road East, within easy walking distance of Abergavenny town centre and its excellent range of amenities. The property is also conveniently located close to Linda Vista Gardens and Castle Meadows, offering beautiful nearby green spaces. This attractive home features a spacious 22 ft through lounge/diner. To the rear, a fitted kitchen leads into a separate utility area, offering additional storage and practicality. Upstairs, the accommodation comprises a bright main bedroom spanning the front of the property, enjoying pleasant views over the town and towards the Deri, a second single bedroom, and a well-proportioned family bathroom. Externally, the property boasts a generous south-facing rear garden. The garden offers a mix of patio/paving, artificial turf and lawn, complemented by mature trees and shrubs – ideal for outdoor dining, relaxation, and gardening enthusiasts. Offered with no onward chain, this charming home represents an excellent opportunity for first-time buyers, downsizers, or investors alike.

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

From central Abergavenny, follow Lower Castle Street up the hill (adjacent to the Angel Hotel) and bear right. Continue past Linda Vista Garden on the left hand side and at the T Junction cross straight over into Union Road East. Follow the road and the property can be found on the left hand side after the second right turn (St Helens Road).

USEFUL information

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

SERVICES: We understand that mains gas, electricity, water & sewerage are connected to the property. Superfast 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.

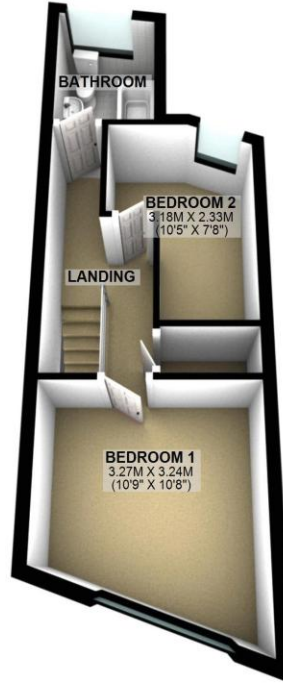
Consumer Protection from Unfair Trading Regulations 2008.

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. 31.1 SQ. METRES (334.3 SQ. FEET)



FIRST FLOOR
APPROX. 26.4 SQ. METRES (284.7 SQ. FEET)



TOTAL AREA: APPROX. 57.5 SQ. METRES (618.9 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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