



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

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**Croesonen Parc,
Abergavenny**
£300,000

- ♥ Detached Family House
- ♥ Refurbishment Opportunity
- ♥ Extended
- ♥ Three bedrooms





About this property

A generously proportioned three bedroom detached family home offering an excellent modernisation opportunity, situated in a sought-after residential location and available with no onward chain. Larger than many comparable properties on the development, the house presents significant scope for improvement and value enhancement, making it an ideal project for buyers seeking to create a home tailored to their own tastes and requirements. The accommodation has been extended to the side at ground floor level and comprises an entrance hall leading to a substantial 24ft living room, together with a kitchen and dining area enjoying patio doors opening onto the rear garden. Off the kitchen is access to a utility room, ground floor WC and an integral garage. To the first floor are three well-proportioned bedrooms, with bedrooms one and two benefiting from built-in wardrobes, together with a family bathroom. The property is set behind a driveway providing off-road parking, while to the rear is a south-facing garden requiring comprehensive re-cultivation. Once cleared and landscaped, the garden has the potential to become an attractive outdoor space that complements the generous accommodation on offer. Priced to reflect the extensive updating required throughout, this is a rare opportunity to acquire a detached home of excellent proportions in a desirable location. The potential within this property is considerable and early viewing is highly recommended for purchasers looking to undertake a rewarding refurbishment project.

About the location

A popular market town nestled amidst the Seven Beacons with its skyline dominated by the Blorenges 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 our office follow Monk Street (A40) north to the traffic lights. Continue for a further $\frac{3}{4}$ of a mile and take the right turn into Croesonen Park just after the sign for Mardy. Take the first right and right again where the property can be found on the left hand side. The What3Words reference is [airfields.baffle.sprinter](#)

USEFUL information

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

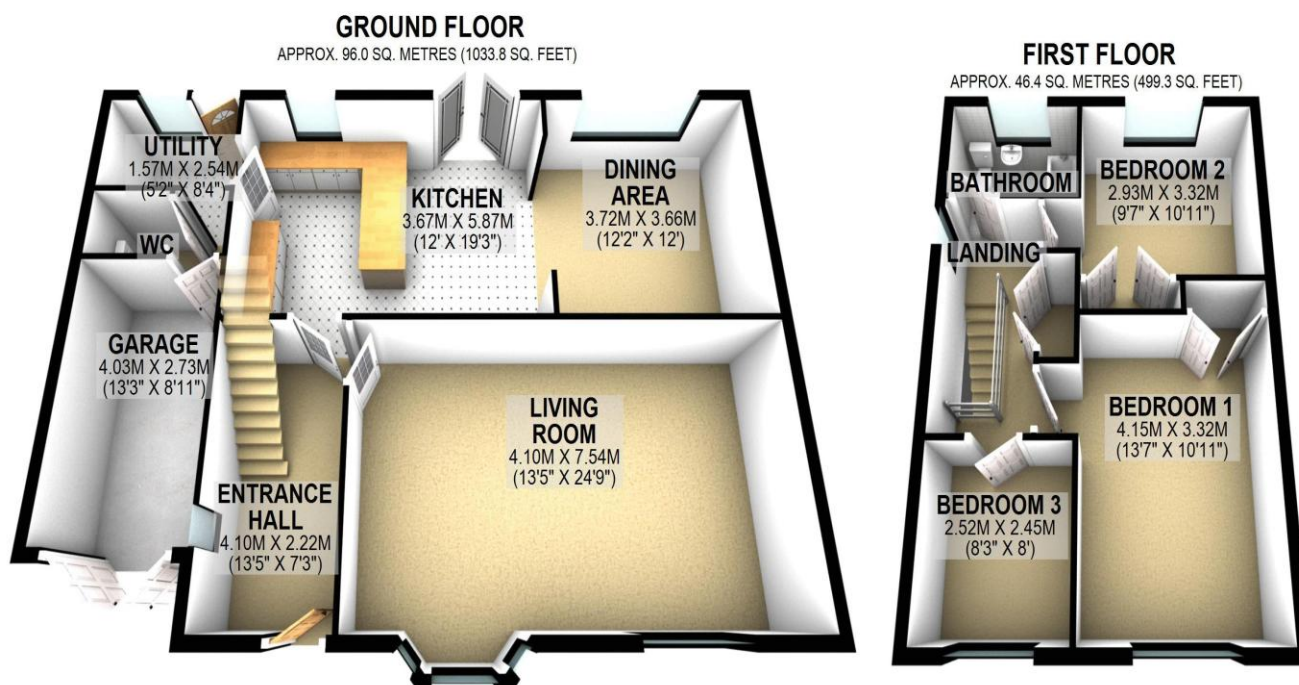
SERVICES: We understand that mains electricity, water & sewerage are connected to the property. There is a modern gas boiler but the gas supply was disconnected 2/3 years ago. Ultrafast broadband is available (provided by Openreach) with an estimated maximum speed of 1000 mbps. For information on mobile 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. 142.4 SQ. METRES (1533.2 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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