Christie Residential

YOUR HOME, HANDLED WITH CARE

Chain Road, Abergavenny

£1,050,000

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About this property

An individual and substantial detached home occupying a generous plot of approximately 0.5 acre, situated in one of Abergavenny's most prestigious residential locations and enjoying superb views across the town towards The Blorenge Mountain. The property is approached via a sweeping driveway providing ample parking for several vehicles.

A large covered entrance porch, with double doors, opens into an impressive entrance hall with access to the principal living spaces. The main living room is a particular highlight, measuring approximately 23' x 17' and featuring glazed doors, patio doors opening to both the rear and side, a log-burning stove and wonderful views towards The Blorenge. The dining room benefits from patio doors opening into a double-glazed conservatory, while an opening leads through to the modern kitchen, which is fitted with an island unit and integrated appliances. A separate family room provides an excellent additional living space and currently accommodates a full-sized pool table. Patio doors open directly onto the garden. The ground-floor accommodation is completed by a useful utility room, which has access from both the entrance porch and an internal door from the garage.

From the entrance hall, an inner hall leads to four bedrooms and the family bathroom. Bedroom one features a large range of built-in wardrobes together with an en-suite bathroom. A staircase from the utility room leads to a self-contained suite above the garage, comprising a good-sized landing, shower room and bedroom. The generous landing provides sufficient space to create a kitchen area, offering the potential to form a self-contained annexe or additional accommodation, subject to any necessary consents. The double garage, situated beneath, benefits from an electrically operated door, lighting and power.

Outside, the gardens are a superb feature of the property, extending to approximately 0.5 acre and enjoying far-reaching views across Abergavenny. The gardens are divided into two distinct areas to the rear and side, laid predominantly to lawn and complemented by mature hedging, established flower beds and borders, together with a vegetable plot. A patio area, enclosed by glazed panels, provides an ideal setting for outdoor entertaining and al-fresco dining.

Available for the first time in over 25 years, this is a rare opportunity to acquire a substantial detached home occupying a generous plot in one of Abergavenny's most desirable residential roads, with exceptional views and excellent potential for further flexible accommodation.













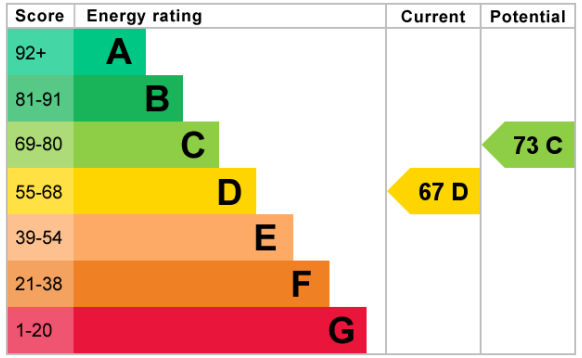




TOTAL AREA: APPROX. 285.8 SQ. METRES (3076.6 SQ. FEET)







Directions

Leave Abergavenny town centre on the Brecon Road and take the right turn into Chapel Road, continue to the end of the road and bear right into Pentre Road. Take the next right into Chain Road and first right, the property is the second left driveaway. The What3Words reference is: dancer.vivid.curbed

USEFUL information

COUNCIL TAX: Band H. 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 31 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.