



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

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**Poplars Road, Mardy  
Abergavenny**  
**£375,000**

- ♥ Detached Bungalow
- ♥ Three Bedrooms
- ♥ 18' Lounge/Diner
- ♥ Driveway Parking & Attached Garage







## About this property

A three bedroom link-detached bungalow, located in the popular village of Mardy on the northern edge of Abergavenny. The property enjoys a convenient position with easy access to local amenities, transport links, and a range of nearby countryside walks. The well-planned and generous accommodation is arranged on a single level and comprises an entrance hall, which leads to a spacious 18' lounge/diner featuring attractive parquet flooring, and a separate kitchen/breakfast room with side door access. Off the lounge is an inner hallway that leads to two double bedrooms, a comfortable single bedroom / office with French doors out and a smartly finished tiled bathroom. Outside, the property benefits from both front and rear gardens, offering a mix of lawned and planted areas with further scope for landscaping or personalisation. An attached garage provides useful storage or parking, complemented by driveway parking to the front. This is an excellent opportunity for a range of buyers, including downsizers, families, or those seeking the ease of single-storey living in a well-regarded village location close to Abergavenny.

## 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 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 the Angel Hotel on Cross Street in the centre of Abergavenny (NP7 5EU) follow Monk Street (A40) north for 1.2 miles as it becomes Hereford Road. Turn left into Greystones Avenue. Bear left into Poplars Road and take the first left into the lower part of Poplars Road. The property can be found a little way along on the right hand side. The What3Words reference is [///ports.offerings.shutting](https://www.what3words.com/ports.offerings.shutting)

## USEFUL information

**COUNCIL TAX:** Band E. 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/Ogi) with an estimated maximum speed of 1000 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. 96.1 SQ. METRES (1034.1 SQ. FEET)



TOTAL AREA: APPROX. 96.1 SQ. METRES (1034.1 SQ. FEET)



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