

KEY
EXECUTIVE
SALES

Offers Over £340,000

The Portico, Sycamore Avenue, Abergavenny NP7 5DZ



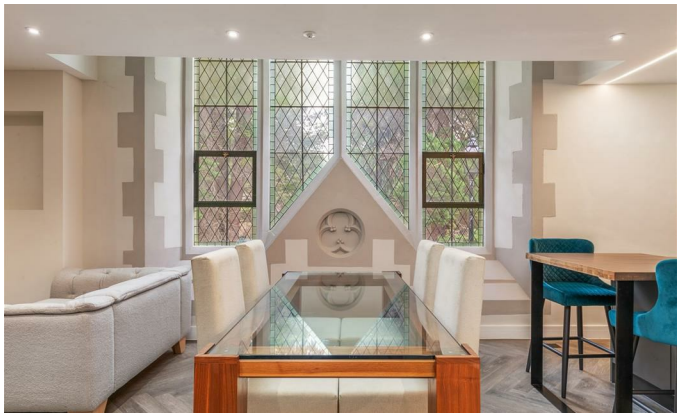
- Unique Split-Level Home within a Beautifully Converted Former Chapel
- Characterful Home Combining Period Features with Contemporary Living
- Retained Original Architectural Features
- Peaceful Residential Setting Close to Local Amenities
- Easy Reach of Abergavenny Town Centre, Shops, Cafes and Restaurants
- Bright and Spacious Open-Plan Living Area
- Stylish Bathrooms Finished to a Hight Standard
- Well-Maintained Grounds and Parking
- Beautiful Surrounding Countryside, Including the Brecon Beacons and Monmouthshire Walking Routes
- Convenient Transport Links with Easy Access to the Railway Station and Major Road Networks











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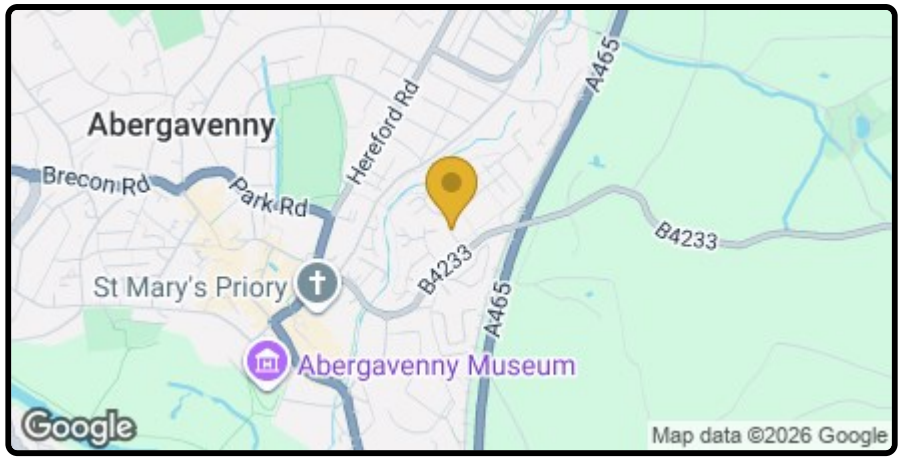
"Welcome to 'The Portico', a remarkably impressive split-level home nestled within the exquisite chapel conversion at Parc Pen Y Fal, an exclusive development just a stone's throw away from the bustling center of Abergavenny. This outstanding residence is one of only six individually crafted townhouse style apartments in this Grade II listed building, offering expansive and versatile living space spread across three floors, seamlessly blending restored period features with contemporary design and high-end fixtures.

Comprising of two bedrooms, two luxury bathrooms, separate W.C. and extra family room that could be utilized as a bedroom and a large open plan living dining area.

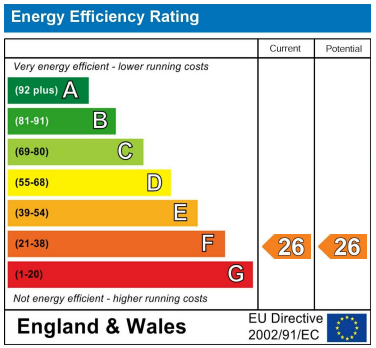
The property itself offers very attractive aspect over the local country side and the Brecon Beacons.
Each property has preserved a good amount of the original features which added to a fantastic selection of modern contemporary fittings delivering a fantastic finish.
Abergavenny is lovely market town with a wide selection of cafes and restaurants. The weekly market attract many people from the local areas and beyond.

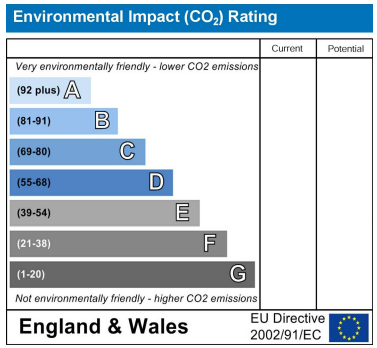
Service charge and Ground Rent - £1800 per annum - 1/6th of the freehold - also allocated a part of the garden and a parking space.

Disclaimer - Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by Key Executive Sales. Key Executive Sales accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.



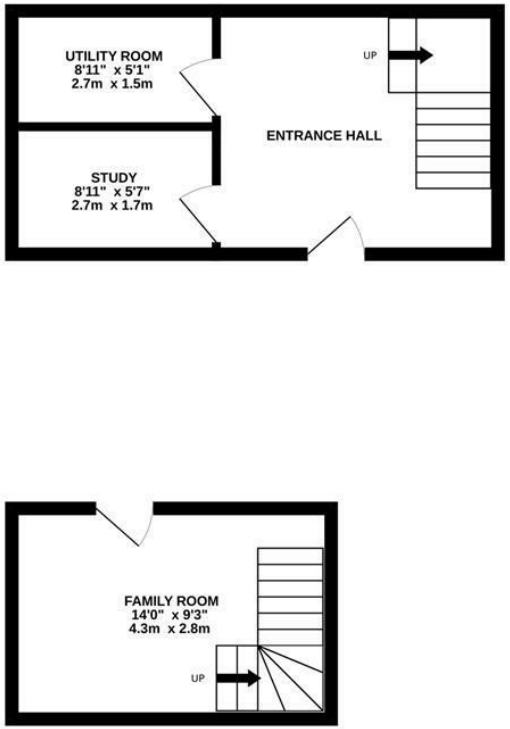




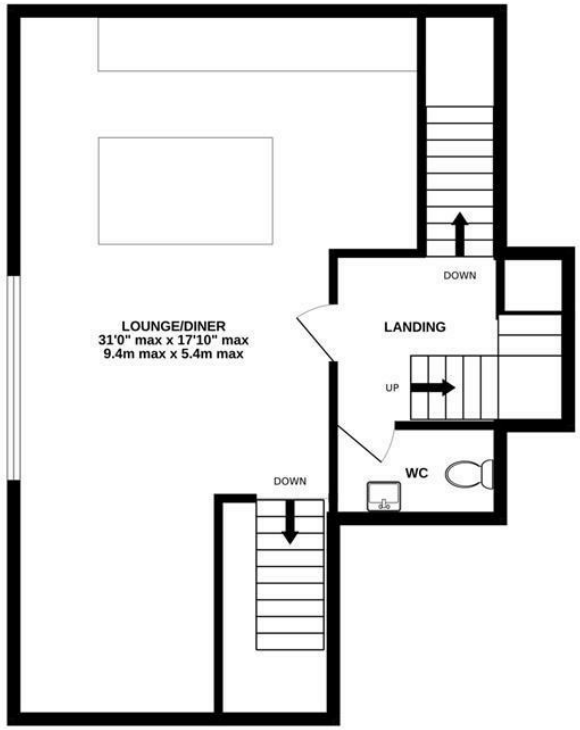


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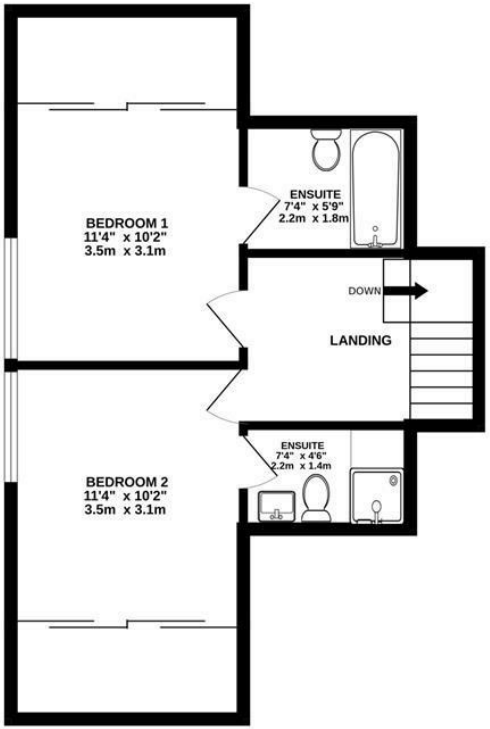
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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