Christie Residential

YOUR HOME, HANDLED WITH CARE

Tel: 01873 852221
Web: christieresidential.co.uk
Email: hello@christieresidential.co.uk

Delafield Road, Abergavenny

£410,000

- Four Bedroom Detached Home
- Offered In Excellent Order Throughout
- Lounge & Dining Room
- Modern Fitted Kitchen With Large Utility Room









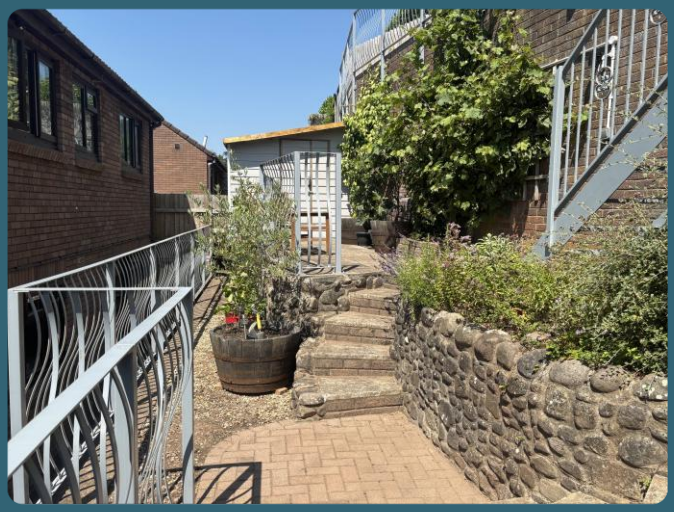














About this property

A beautifully presented four bedroom detached house located in a popular residential road, on the western side of Abergavenny, within the catchment for Cantref Primary School.

Substantially improved by the current owners, the property affords well-proportioned accommodation throughout with the ground floor comprising an entrance hall, leading to an 18' lounge to the front, a separate dining room and modern fully fitted kitchen. In addition, there is a large utility room, downstairs WC and direct access into the attached 20' garage. Upstairs there are four bedrooms including a principal bedroom with refurbished en-suite shower room enjoying superb views, and a modern family bathroom.

The property is set back behind a low maintenance frontage with driveway to the side providing parking for several cars. The driveway extends around to the side of the house and as such could provide a level addition to the terraced rear garden. This has also been substantially improved both practically and aesthetically with the addition of a workshop with power on the first terrace and a raised vegetable bed and freshly planted borders on the upper terrace. The upper terrace in particular provides a wonderful space to enjoy the truly exceptional views south, across the town to the Blorenge Mountain.

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

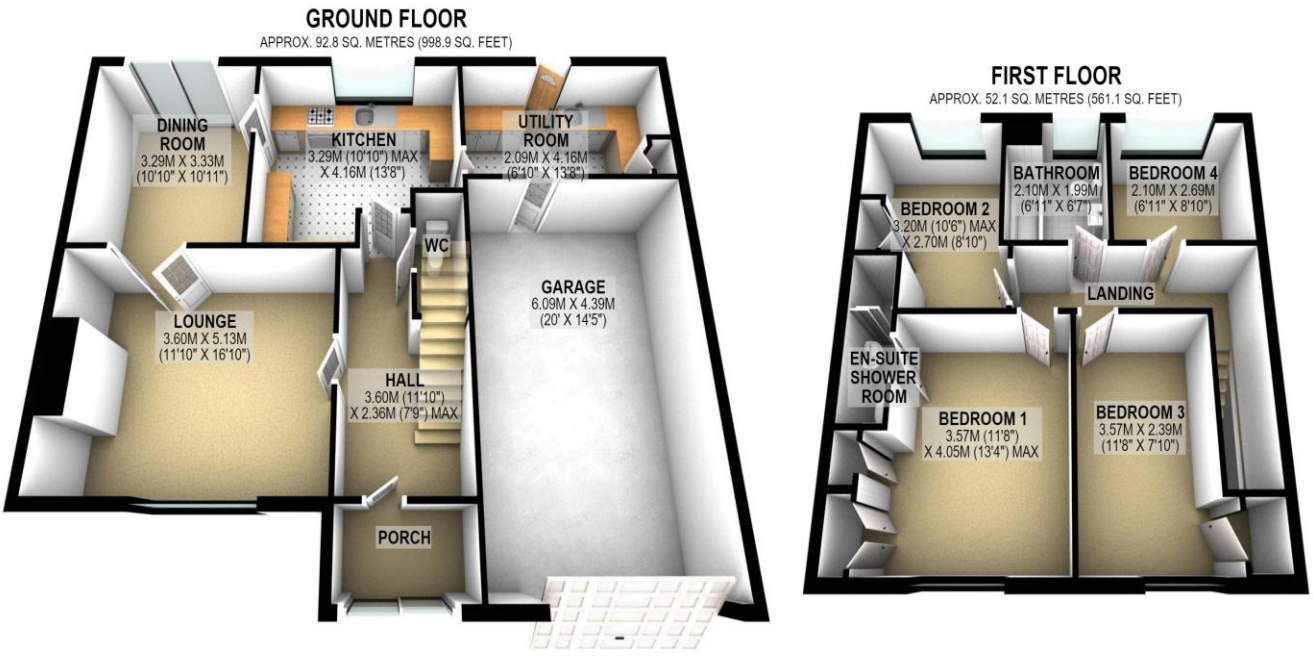
From the centre of Abergavenny take the A40 (Brecon Road) west to the roundabout. Take the 2nd exit and then take the 2nd right onto Belgrave Road. followed by the first left into Knoll Road. At the end of Knoll Road as the road bears right and becomes Cresta Road, take the first left into Delafield Road. The What3Words reference is ///immediate.cheering.spaces.

USEFUL information

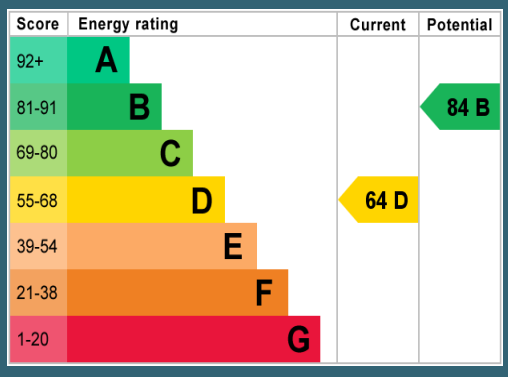
COUNCIL TAX:	Band F. The local authority is Monmouthshire County Borough Council – 01633 644644
SERVICES:	We understand that mains gas, electricity, water & sewerage are connected to the property. Ultrafast broadband is available (provided by Openreach/Ogi) with an estimated maximum speed of 1000 mbs. 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.



TOTAL AREA: APPROX. 144.9 SQ. METRES (1560.0 SQ. FEET)



Christie Residential

YOUR HOME, HANDLED WITH CARE

Tel: 01873 852221
Web: christieresidential.co.uk
Email: hello@christieresidential.co.uk