



Brecon Road,  
Abergavenny  
**£285,000**

- ♥ Victorian Mid Terrace
- ♥ Extensive Accommodation Across Three Floors
- ♥ Three Double Bedrooms
- ♥ Stylish Open Plan Kitchen/Lounge





## About this property

Located in the heart of Abergavenny, this generously proportioned three-bedroom Victorian terraced house is set over three floors and has been thoughtfully updated by the current owner to create a warm and welcoming home. The ground floor offers a large open-plan kitchen and living area, combining modern fittings with original features to create a stylish social space. The kitchen includes a central island and breakfast bar, with plenty of space for everyday living and entertaining. A sun room at the rear provides a useful additional living area with bifold doors providing access to the pretty, south facing courtyard garden with views towards the Blorenge Mountain. From the kitchen there is access to the large cellar that is divided into two useful storage rooms. Upstairs, the first floor includes a spacious main bedroom which runs the full width of the house and includes a feature fireplace, and a large shower room. On the second floor there are two further large double bedrooms with the front bedroom enjoying views of the Deri Mountain. This is a well-presented and characterful home in a convenient central location moments from the wide-ranging amenities of the town.

## 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 (NP7 5EU), follow Monk Street north to the traffic lights. Turn left into Park Road and continue through the town. After passing the second left turn into Merthyr Road, the property can be found on the left hand side. The What3Words reference is //dots.inflame.regaining

## USEFUL information

**COUNCIL TAX:** Band D. 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 1800 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.

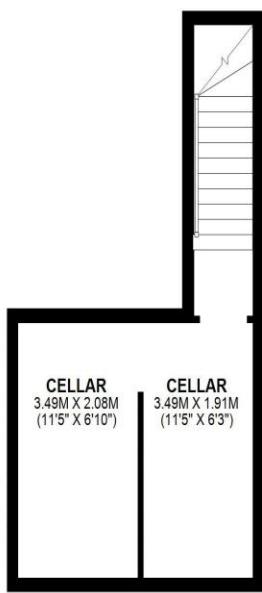
**VIEWING:** Strictly by prior appointment via Christie Residential on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, Christie Residential.

### 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. 45.2 SQ. METRES (486.9 SQ. FEET)

**BASEMENT**  
APPROX. 18.4 SQ. METRES (198.5 SQ. FEET)



**SUN ROOM**

2.29M X 3.65M  
(7'6" X 12')

**FIRST FLOOR**

APPROX. 35.3 SQ. METRES (380.0 SQ. FEET)



**SHOWER ROOM**

3.63M X 3.02M  
(11'11" X 9'11")

**BEDROOM 1**  
3.61M X 4.85M  
(11'10" X 15'11")

**LANDING**

3.63M X 1.66M  
(11'11" X 5'5")

**SECOND FLOOR**

APPROX. 35.3 SQ. METRES (380.0 SQ. FEET)

**BEDROOM 3**  
3.63M X 2.61M  
(11'11" X 8'7")

**LANDING**  
3.63M X 1.66M  
(11'11" X 5'5")

**BEDROOM 2**  
3.56M X 4.85M  
(11'8" X 15'11")

TOTAL AREA: APPROX. 134.3 SQ. METRES (1445.8 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

Tel: 01873 852221

Web: christieresidential.co.uk

Email: hello@christieresidential.co.uk