Christie Residential
YOUR HOME, HANDLED WITH CARE

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Highfield Crescent, Abergavenny

£260,000

- Three Bedroom Semi Detached House
- Extended Ground Floor
- Living Room & Snug
- Kitchen/Dining Room























About this property

Offered with no onward chain, this solidly-built and extended three bedroom semi-detached property is situated in a quiet and well-established residential area, conveniently located within half a mile of the main town centre, as well as the newly re-built King Henry secondary school and choice of primary schools. The property affords nicely proportioned accommodation throughout with plenty of space to create an excellent family home. The ground floor accommodation comprises an entrance hall, which leads to the main living room with recently installed log burner, a separate snug with patio doors to the rear garden, a kitchen which opens into the adjoining dining room, also with patio doors to the rear garden. in addition there is a handy utility room/bar to the rear. On the first floor there are two double bedrooms, a further single bedroom and family bathroom, including a jacuzzi bath with shower over. The property is pleasingly located overlooking a central green and benefits from a hedge enclosed front garden with driveway parking for two vehicles. To the rear there is a patio area to the immediate rear of the house, with steps down to the rest of the garden being a mixture of paving, lawn, decking and flower beds. With the benefits of gas-fired central heating and double glazing throughout, this comfortable home should be viewed without delay.

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

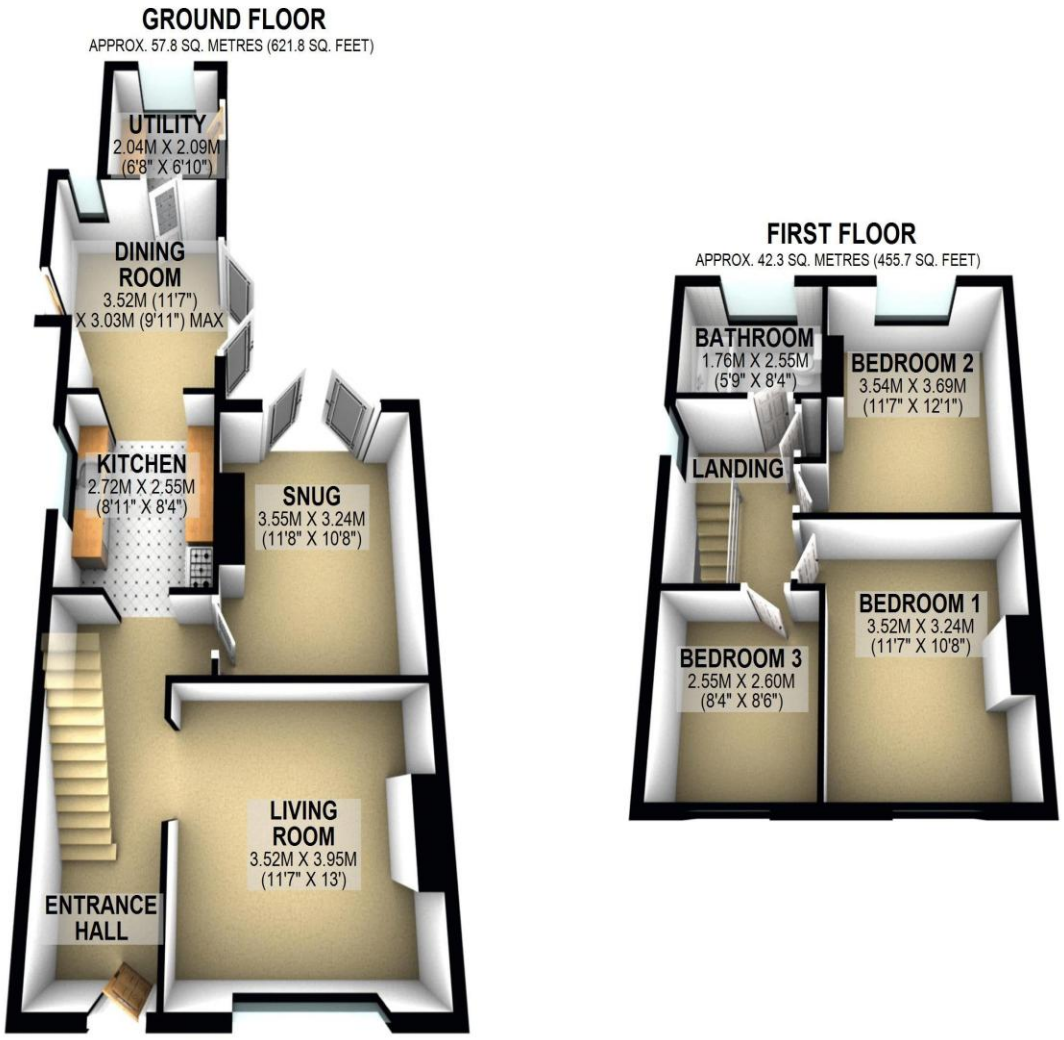
From the Angel Hotel on Cross Street, in the centre of the town, follow Monk Street (A40) north to the traffic lights and turn left into Park Road. Follow the road and take the second right into Pen Y Pound. Continue over the traffic and then take the first right turn into Ysguborwen., following straight on into Highfield Crescent where the property can be found on the left hand side with the green opposite. The What3Words reference is ///applauded.pyramid.humid.

USEFUL information

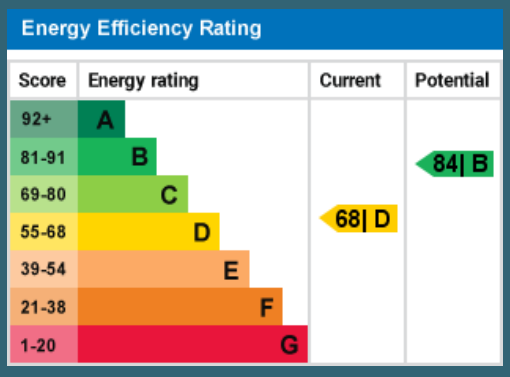
COUNCIL TAX:	Band C. The local authority is Monmouthshire County Borough Council – 01633 644644
SERVICES:	We understand that mains gas, electricity, water & sewerage are connected to the property. Ultrafast broadband is available (provided by Openreach/Ogi) with an estimated maximum speed of 1000 mbs.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

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. 100.1 SQ. METRES (1077.5 SQ. FEET)



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