



Christie Residential

YOUR HOME, HANDLED WITH CARE

Tel: 01873 852221

Web: christieresidential.co.uk

Email: hello@christieresidential.co.uk

Pen Y Pound,
Abergavenny

£175,000

- ♥ One Bedroom Cottage
- ♥ No Onward Chain
- ♥ Refurbished Throughout
- ♥ Open Plan Living Accomodation





About this property

A beautifully presented one-bedroom cottage, ideally located on a highly sought-after road on the western side of Abergavenny, just minutes from the historic town centre. The ground floor features a stylish open-plan layout, comprising a modern fitted kitchen and dining area that flows seamlessly into a welcoming living room. Upstairs, the property boasts an impressive 15ft square bedroom, complete with a contemporary en-suite shower room. Additional benefits include double glazing and gas central heating. Full of charm and perfectly positioned, this delightful home offers easy access to a wide range of local amenities right on the doorstep. Available with no onward chain.

About the location

A popular market town nestled amidst the Seven Beacons with its skyline dominated by the Bloreng 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, a high street comprising of recognized 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 central Abergavenny, follow Monk Street (A40) north to the traffic lights. Turn left into Park Road, passing Bailey Park on your right. Take the second right opposite Tesco and follow the road (with the church on your left) to the traffic lights. Turn left then immediately right into Pen Y Pound Turn left then immediately right into Pen Y Pound where the house can be found on the left hand side. The What3Words reference is: clockwork.irony.bulb

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. Superfast broadband is available (provided by Openreach) 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.

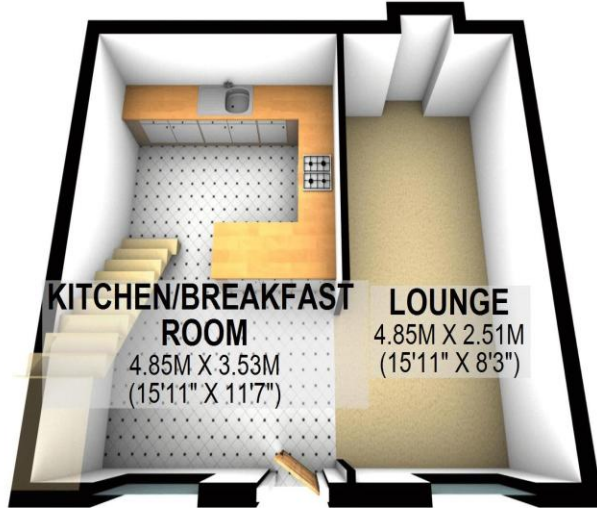
VIEWING: Strictly by prior appointment via Christie Residential on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, Christie Residential.

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. 30.0 SQ. METRES (323.1 SQ. FEET)



FIRST FLOOR

APPROX. 29.8 SQ. METRES (320.8 SQ. FEET)



TOTAL AREA: APPROX. 59.8 SQ. METRES (643.9 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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