Christie Residential

YOUR HOME, HANDLED WITH CARE

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Greystones Avenue, Mardy, Abergavenny

£499,950

- Four Bedroom Detached Home
- 20' Living Room, Dining Room & Conservatory
- Kitchen/Diner & Separate Utility Room
- 16' Principal Bedroom With En-suite Shower























About this property

A generously proportioned four bedroom detached home located in the popular village of Mardy, on the northern edge of Abergavenny. Lovingly maintained by the current owner, the property offers spacious and well-proportioned rooms, coupled with an exceptional mature south facing rear garden. The ground floor accommodation comprises an impressive entrance hall which creates a welcoming first impression, with a galleried landing above, leading to the 20' lounge with patio doors to the conservatory. In addition, there is a large kitchen diner, separate dining room and utility room providing access to the integral garage. To the first floor are four well-proportioned bedrooms. The particularly spacious principal bedroom benefits from an en-suite shower room and extensive storage, while a family bathroom serves the remaining bedrooms, which all benefit from fitted wardrobes. To the front there is a area of lawn which wraps around the side of the house interspersed with shrubs, while a driveway provides parking for two cars. To the rear, a generous south-facing garden enjoys an exceptionally sunny asect, with a patio providing an ideal space for outdoor dining and relaxing. Mature planting, well-stocked borders and an ornamental pond create an established and attractive setting, while a greenhouse will appeal to gardening enthusiasts. There is also a detached garden office, offering valuable additional space for home working and hobbies

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. 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 Abergavenny town centre follow Monk Street (A40) north. Continue for 1.2 miles as the road becomes Hereford Road before taking the left turn into Greystones Avenue. The What3Words reference is ///tripling.anode.hike.

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.



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