



Christie Residential

YOUR HOME, HANDLED WITH CARE

Tel: 01873 852221

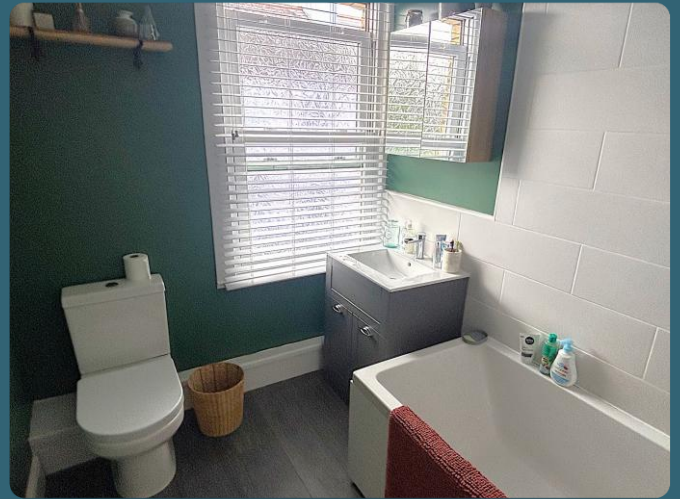
Web: christieresidential.co.uk

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**Park Street,
Abergavenny**
£350,000

- ♥ Semi-Detached Period House
- ♥ Three Bedrooms / Two Bathrooms
- ♥ 21' Lounge/Diner
- ♥ Off Road Parking & Garage/Workshop





About this property

An attractive three bedroom period semi-detached home, located in a popular residential location within easy walking distance of Abergavenny town centre and its excellent range of shops, cafés, restaurants and local amenities. Offered in excellent order throughout, the property affords well-proportioned accommodation throughout. An entrance porch leads into a 21' living room which includes a wood burning stove and French doors to the garden. Off the lounge is a smartly presented kitchen/diner with an extensive range of units and worktop space, and including a 5-ring gas hob and integrated dishwasher. In addition, there is a separate utility area off which is a fully tiled ground floor wet room. The first floor comprises three double bedrooms, all accessed from a spacious central landing, along with a modern family bathroom serving the bedrooms. Externally the property benefits from sunny garden that comprises a raised patio to the fore, with area of lawn with a further patio seating area in the far corner, and a timber storage shed. A particular feature of the property is the detached workshop, offering excellent storage, workspace or potential for a variety of hobbies and interests. This can be accessed via double doors from the road, or directly from the garden. In addition the property further benefits from off road parking for two vehicles.

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 taking the fourth available left turn into Commercial Street. Take the first right into St. Helen's Road and then the first left into Park Street. The What3Words reference is [///quilt.overture.pillows](#)

USEFUL information

COUNCIL TAX: Band E. 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.

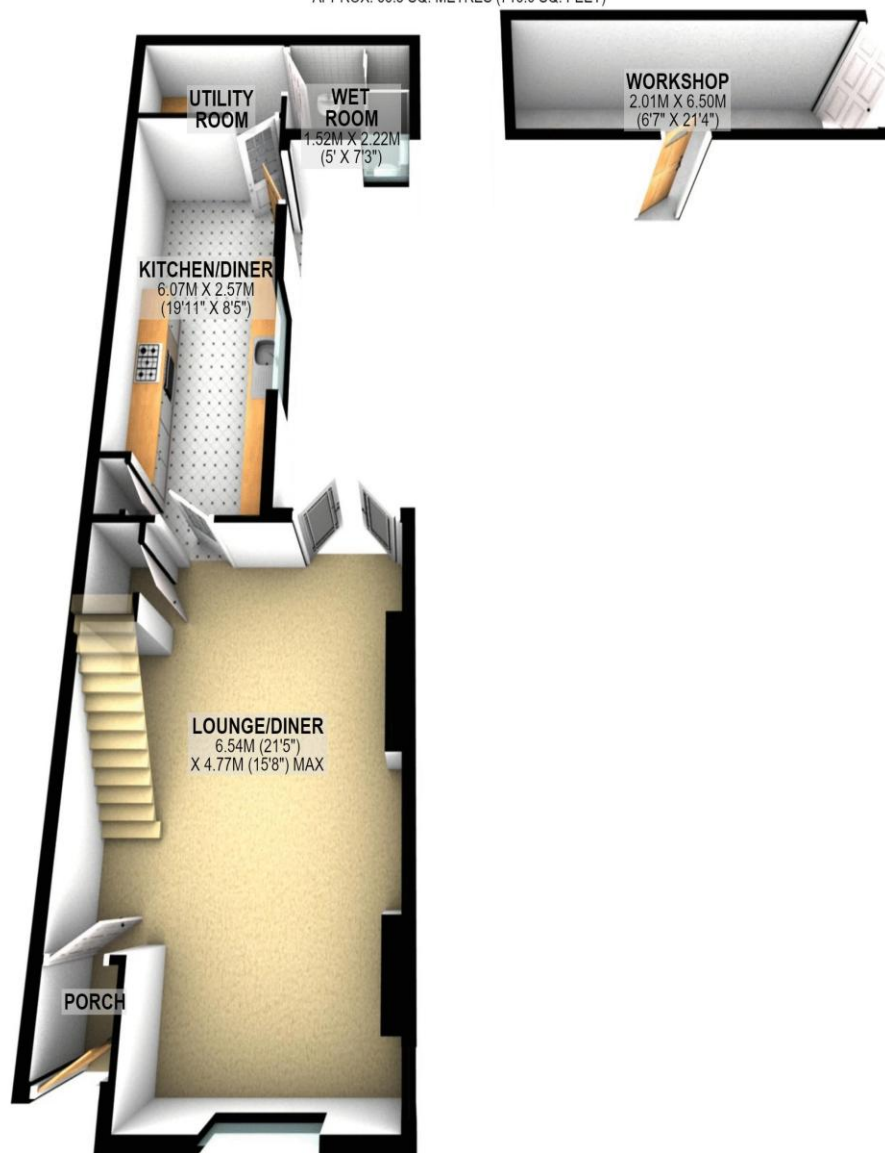
VIEWING: Strictly by prior appointment via Christie Residential on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, Christie Residential.

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. 66.5 SQ. METRES (716.0 SQ. FEET)



FIRST FLOOR

APPROX. 40.5 SQ. METRES (435.6 SQ. FEET)



TOTAL AREA: APPROX. 107.0 SQ. METRES (1151.6 SQ. FEET)

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



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