



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

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**Bay Tree Lane,
Abergavenny**
£390,000

- ♥ Stone Fronted Townhouse
- ♥ Four Bedrooms
- ♥ 16' Lounge
- ♥ Large Kitchen/Diner With Integrated Appliances





About this property

A generously proportioned, stone-fronted town house located in the sought after Parc Pen-Y-Fal residential development less than a mile from the vibrant town centre of Abergavenny. Offered in excellent order throughout, the property affords ground floor accommodation comprising a welcoming entrance with fitted storage, a downstairs bedroom/office, modern shower room, large utility room and internal access to the integral garage. On the first floor there is a 16' lounge and a large 'L' shaped kitchen/family room. The kitchen has been fitted with extensive storage and oak work tops and includes an integrated fridge freezer, dishwasher and 5 ring Rangemaster oven. On the second floor there is a principal bedroom with fitted storage and modern en-suite shower room, two further bedrooms and a smartly presented family bathroom. To the front there is a driveway providing parking for one car, while to the rear there is an attractive low maintenance garden. It should be noted that this property benefits from use of the delightful communal grounds of Sarno Square. This is a lovely home of real charm that offers extensive accommodation throughout, that further benefits from easy access to the wide ranging amenities of the town as well as being within walking distance of the railway station.

About the location

A popular market town nestled amidst the Seven Beacons with its skyline dominated by the Blorenges 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 (A40) north and take the first right into Lower Monk Street. Continue for some 300 meters and then proceed straight on at the mini roundabout. Take the third left into Chestnut Drive, follow this road and take first left into Bay Tree Lane. The property is the second of the red brick properties at the bottom of the road on the left hand side.

USEFUL information

COUNCIL TAX: Band F. The local authority is Monmouthshire County Borough Council – 01633 644644

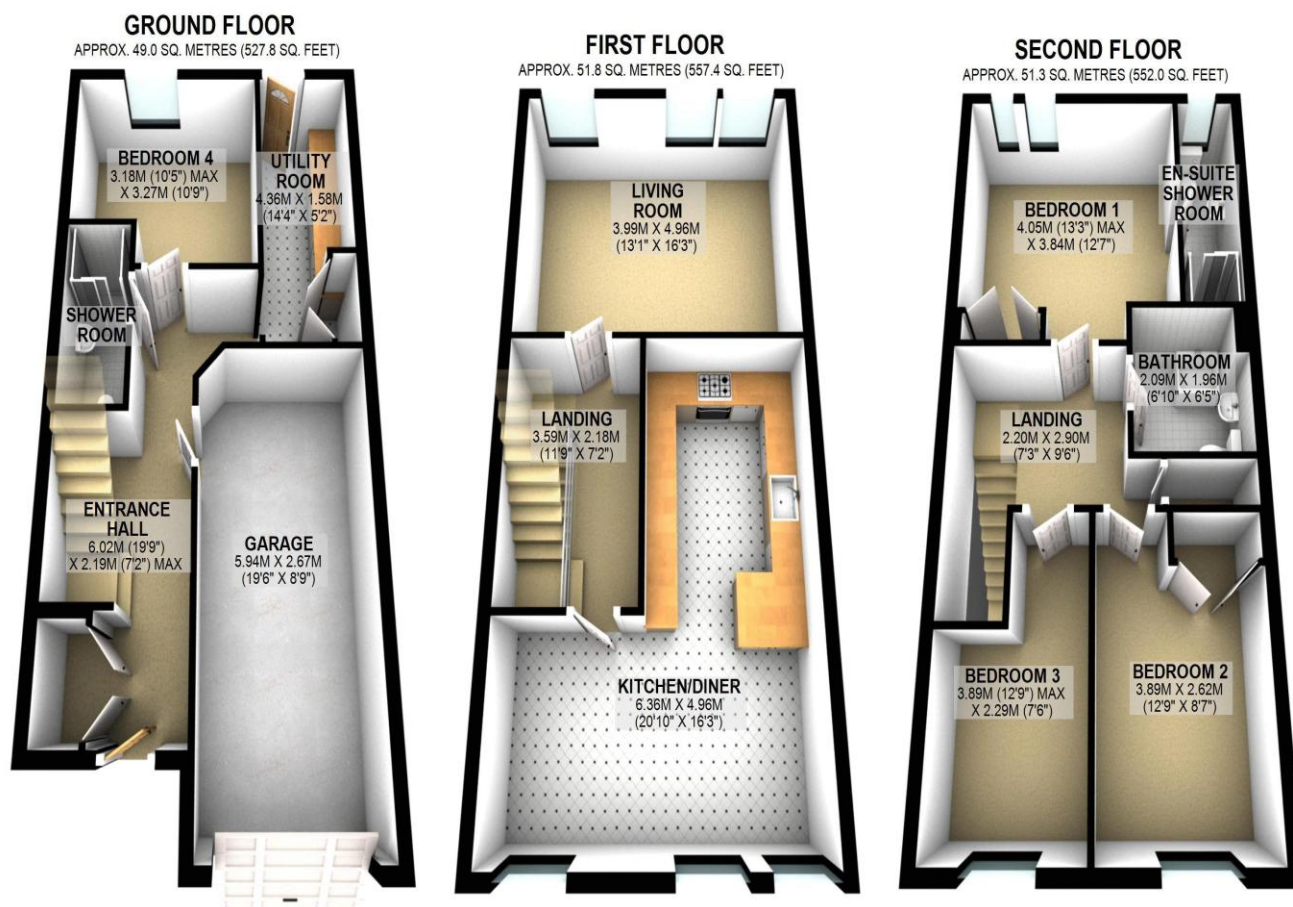
SERVICES: We understand that mains gas, electricity, water & sewerage are connected to the property. Ultrafast broadband is available (provided by Openreach/Ogi) with an estimated maximum speed of 1800 mbs. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'. There is an annual service charge with the most recent 6 monthly instalment (Nov 24) being £322.33

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.



TOTAL AREA: APPROX. 152.1 SQ. METRES (1637.1 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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