



**KEY**  
EXECUTIVE  
SALES

**Offers In The Region Of The Portico, Sycamore Avenue, Abergavenny NP7 5DZ  
£350 000**



- Beautifully restored two bedroom apartment
- Open-plan lounge-kitchen with large marble island
- Vaulted bedroom ceilings
- Chapel conversion
- Access to garden
- Allocated parking
- Located in the picturesque town of Abergavenny
- Quiet peaceful location
- Luxury bathrooms
- Two en-suite bedrooms



# The Portico, Sycamore Avenue, Abergavenny, NP7 5DZ

"Welcome to 'The Portico', a remarkably impressive split-level home nestled within the exquisite chapel conversion at Parc Pen Y Fal, an exclusive development just a stone's throw away from the bustling center of Abergavenny. This outstanding residence is one of only six individually crafted townhouse style apartments in this Grade II listed building, offering expansive and versatile living space spread across three floors, seamlessly blending restored period features with contemporary design and high-end fixtures.

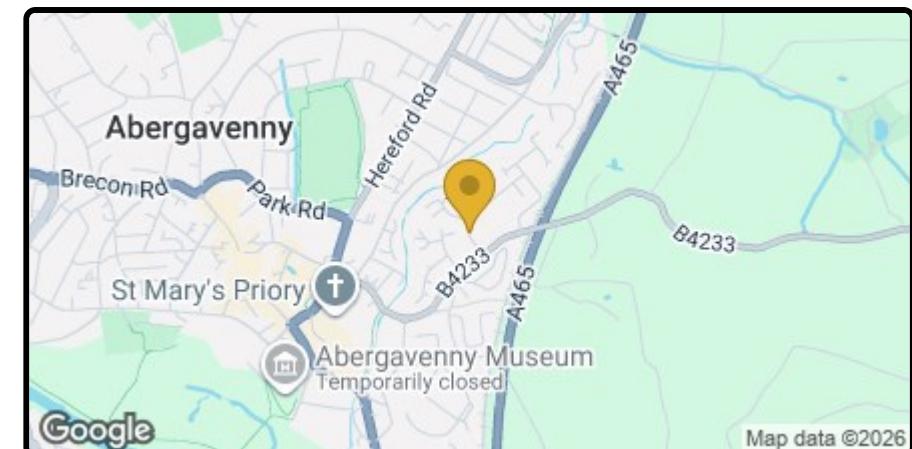
Comprising of two bedrooms, two luxury bathrooms, separate W.C. and extra family room that could be utilized as a bedroom and a large open plan living dining area.

The property itself offers very attractive aspect over the local country side and the Brecon Beacons.

Each property has preserved a good amount of the original features which added to a fantastic selection of modern contemporary fittings delivering a fantastic finish. Abergavenny is lovely market town with a wide selection of cafes and restaurants. The weekly market attract many people from the local areas and beyond.

In recent years Abergavenny has transformed from a traditional market town into a thriving mecca of all manner of festivals and events including the acclaimed Annual Food Festival, attracting thousands of visitors each year.

Service charge and Ground Rent - £1800 per annum - 1/6th of the freehold - also allocated a part of the garden and a parking space.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	26	26
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

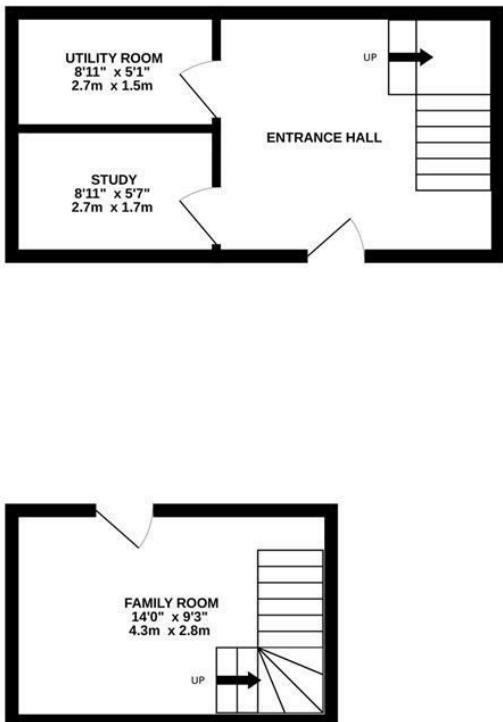
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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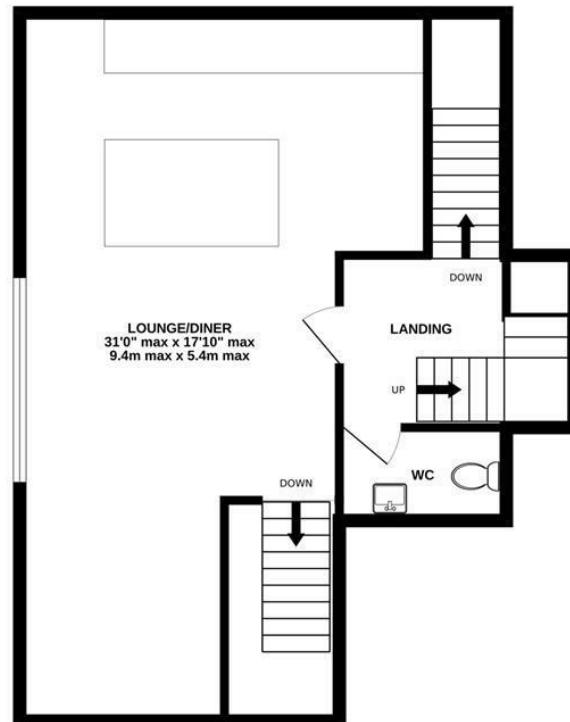
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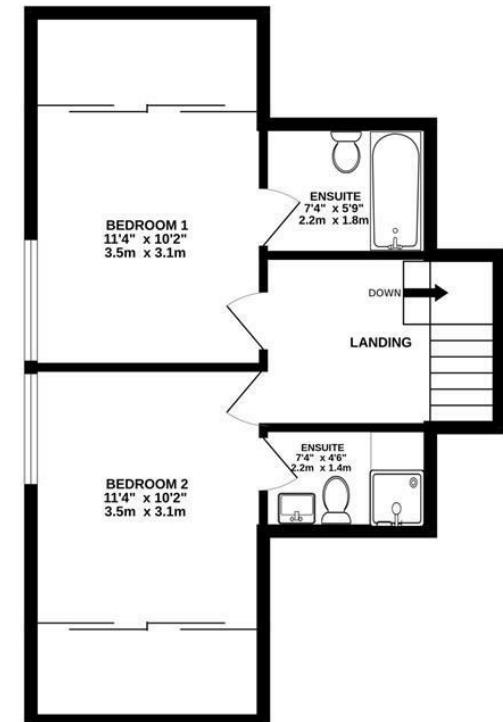
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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