Christie Residential

YOUR HOME, HANDLED WITH CARE

Tel: 01873 852221
Web: christieresidential.co.uk
Email: hello@christieresidential.co.uk

Dingle Road, Abergavenny

£499,950

- Four Bedroom Detached House
- South Facing Garden With Exceptional Views
- 18' Lounge & Separate Dining Room
- Driveway & Attached Garage

About this property

A four-bedroom detached home occupying a highly regarded residential position on Dingle Road, one of Abergavenny's most sought-after residential areas, and enjoying exceptional far-reaching views across the town towards the Blorenge Mountain. The property offers well proportioned accommodation and is configured as an 'upside down' house, with the bedroom accommodation arranged on the lower ground floor and the principal living spaces positioned above to make the most of the fabulous views. The raised ground floor comprises an entrance hall leading to a generous 19' living room, with patio doors opening onto a veranda with steps down to the garden. There is also a separate dining room, fitted kitchen, guest WC and useful direct access to the integral 19' garage with electric door. The lower ground floor provides four bedrooms, including principal bedroom with extensive storage, and one with patio doors out to the garden. The bedrooms are complemented by a family bathroom, separate shower room and WC and there is also a useful store room. Externally, the property is approached via a driveway providing parking for two vehicles, together with an established front garden. To the rear is an attractive south-facing garden, enjoying a good degree of privacy and, most notably, stunning panoramic views across Abergavenny and along the Usk Valley. The elevated position allows the outlook to be enjoyed from a number of points within the property and garden, creating a wonderful sense of space. Dingle Road remains one of Abergavenny's most sought-after residential locations, conveniently positioned for the town centre, local amenities and excellent transport links, whilst providing immediate access to the surrounding countryside and its many walks. Offered with no onward chain.

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 centre of Abergavenny follow the Brecon Road (A40) west to the roundabout. Take the 2nd exit before taking the second right into Belgrave Road. Take the 1st left into Knoll Road then bear right into Cresta Road. Take the 2nd left turn into Dingle Road. The What3Words reference is ///essays.forgiven.monks

USEFUL information

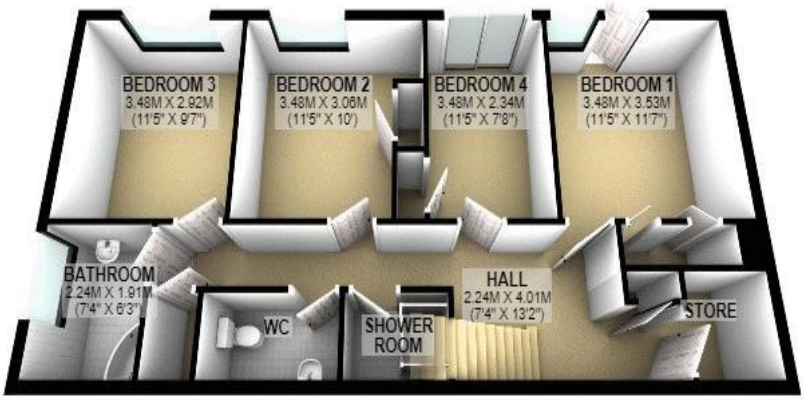
COUNCIL TAX:	Band F. The local authority is Monmouthshire County Borough Council – 01633 644644
SERVICES:	We understand that mains gas, electricity, water & sewerage are connected to the property. Ultrafast broadband is available (provided by Openreach/Ogi) with an estimated maximum speed of 1000 mbs. 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.

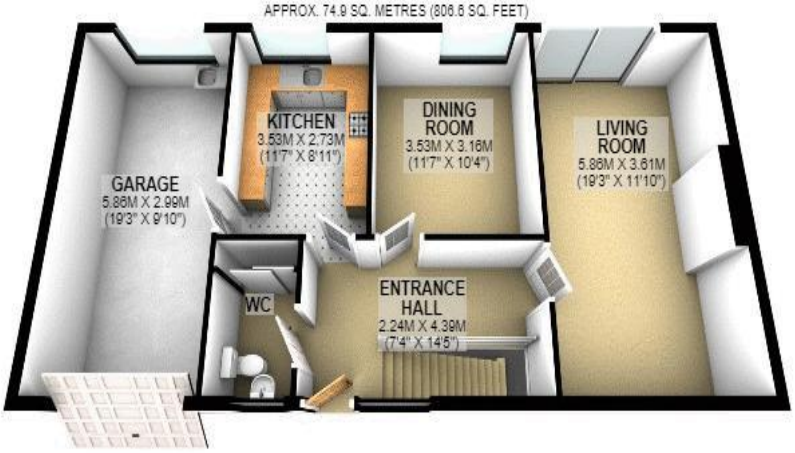
LOWER GROUND FLOOR

APPROX. 74.0 SQ. METRES (797.0 SQ. FEET)

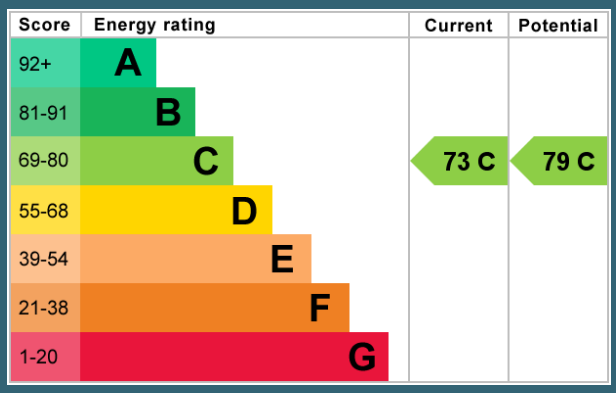


RAISED GROUND FLOOR

APPROX. 74.9 SQ. METRES (806.6 SQ. FEET)



TOTAL AREA: APPROX. 149.0 SQ. METRES (1603.6 SQ. FEET)



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