



Christie Residential

YOUR HOME, HANDLED WITH CARE

Monmouth Road,
Abergavenny

£650,000

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About this property

Occupying a sought-after position on Monmouth Road, one of Abergavenny's most established residential addresses, this impressive double-fronted Georgian home offers over 2,500 sq. ft. of beautifully proportioned accommodation set over three floors. Believed to date back to the 18th Century, the property is Grade II listed and retains a wealth of period detail, including sash windows with working shutters, original fireplaces, exposed beams, and elegant ceiling corncicing. These features are thoughtfully complemented by tasteful modern upgrades, making this an ideal home for families or buyers seeking versatile, character-rich accommodation.

The ground floor centres around a welcoming 20' dining hall/music room, off which is a spacious sitting room with a feature fireplace. At the rear is a dining room with wood burning stove, and the separate fitted kitchen. The kitchen is finished in a traditional farmhouse style with solid wood and marble worksurfaces, a Belfast sink, tiled floors and benefits from direct access out to the garden. In addition, there is a useful larder cupboard with trap door access to a cellar, and a separate utility area. From the dining hall, stairs lead up to the bright and airy landing with two large double bedrooms to the front enjoying views across the town towards the Sugarloaf Mountain. The two rear bedrooms benefit from views over the garden, with one including a useful mezzanine area. These bedrooms are serviced by a three-piece family bathroom. On the second floor the large landing includes extensive book shelving and leads to a fabulous, 20' sitting room with dual aspect and feature fireplace. In addition, there is a further large double bedroom and shower room. The layout provides a huge amount of flexibility to accommodate multi-generational living, guests, or home working.

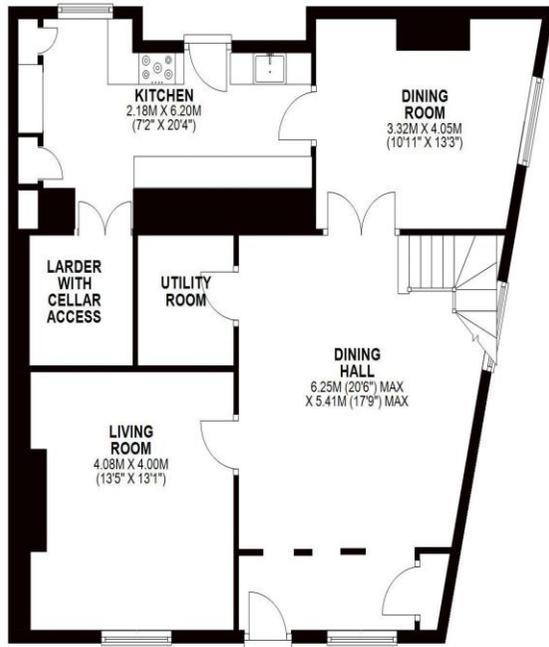
Externally, the front of the house is adorned by virginia creeper, complemented by roses and clematis, offering vibrant colours at various points in the year. There is off-road parking at both the front and rear of the property. The rear garden enjoys a southerly aspect, is mainly laid to lawn, and is bordered by mature trees and shrubs for privacy and colour. There are also a number fruit trees including apple, pear and greengage. A paved patio area sits directly outside the kitchen, perfect for entertaining, and two brick-built outbuildings provide useful storage.

In summary this is a home of rare character and charm forming part of an established residential community, that is moments from the wide-ranging amenities of Abergavenny's vibrant town centre. Offered with no onward chain.

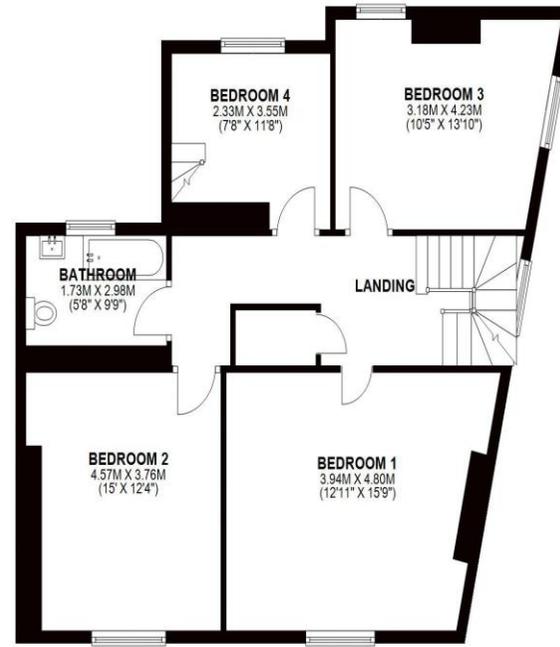




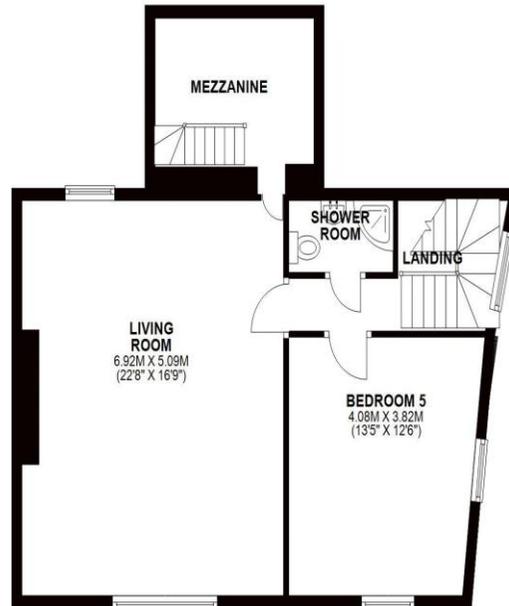
GROUND FLOOR
APPROX. 88.8 SQ. METRES (957.7 SQ. FEET)



FIRST FLOOR
APPROX. 84.7 SQ. METRES (911.2 SQ. FEET)



SECOND FLOOR
APPROX. 67.5 SQ. METRES (726.0 SQ. FEET)



TOTAL AREA: APPROX. 240.9 SQ. METRES (2593.0 SQ. FEET)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Directions

From our office on Cross Street head away from the Town Centre on the A40 toward the Bus Station and Monmouth Road. After the Bus Station take the first right (at the Abergavenny Hotel) and the property can be found on the left hand side. The What3Words reference is ///dubbing.collision.appeal.

USEFUL information

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

SERVICES: We understand that mains gas, electricity, water & sewerage are connected to the property. Superfast 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.