



Christie Residential

YOUR HOME, HANDLED WITH CARE

Belgrave Road
Abergavenny

£795,000

Tel: 01873 852221

Web: christieresidential.co.uk

Email: hello@christieresidential.co.uk





About this property

Occupying a sought-after position on Belgrave Road, one of Abergavenny's most highly regarded residential addresses, this 1950s detached home is set on a generous plot backing directly onto Belgrave Park. The property enjoys lovely views along the Usk Valley towards the surrounding mountains and has been thoughtfully extended over the years to provide spacious accommodation arranged over three floors.

The ground floor is approached via a generous entrance hall with wood block flooring, leading into a large living room featuring the original tiled fireplace and patio doors opening onto the rear garden. A separate dining room connects the living room with the kitchen and benefits from a bay window overlooking the front. The kitchen is fitted with modern units and a range of built-in appliances. Also accessed from the entrance hall is a versatile additional reception room, currently used as a study but equally suited to use as a snug, playroom or occasional ground-floor bedroom. This leads through to a rear lobby, which houses the boiler and provides space for a washing machine, together with a ground-floor three-piece shower room.

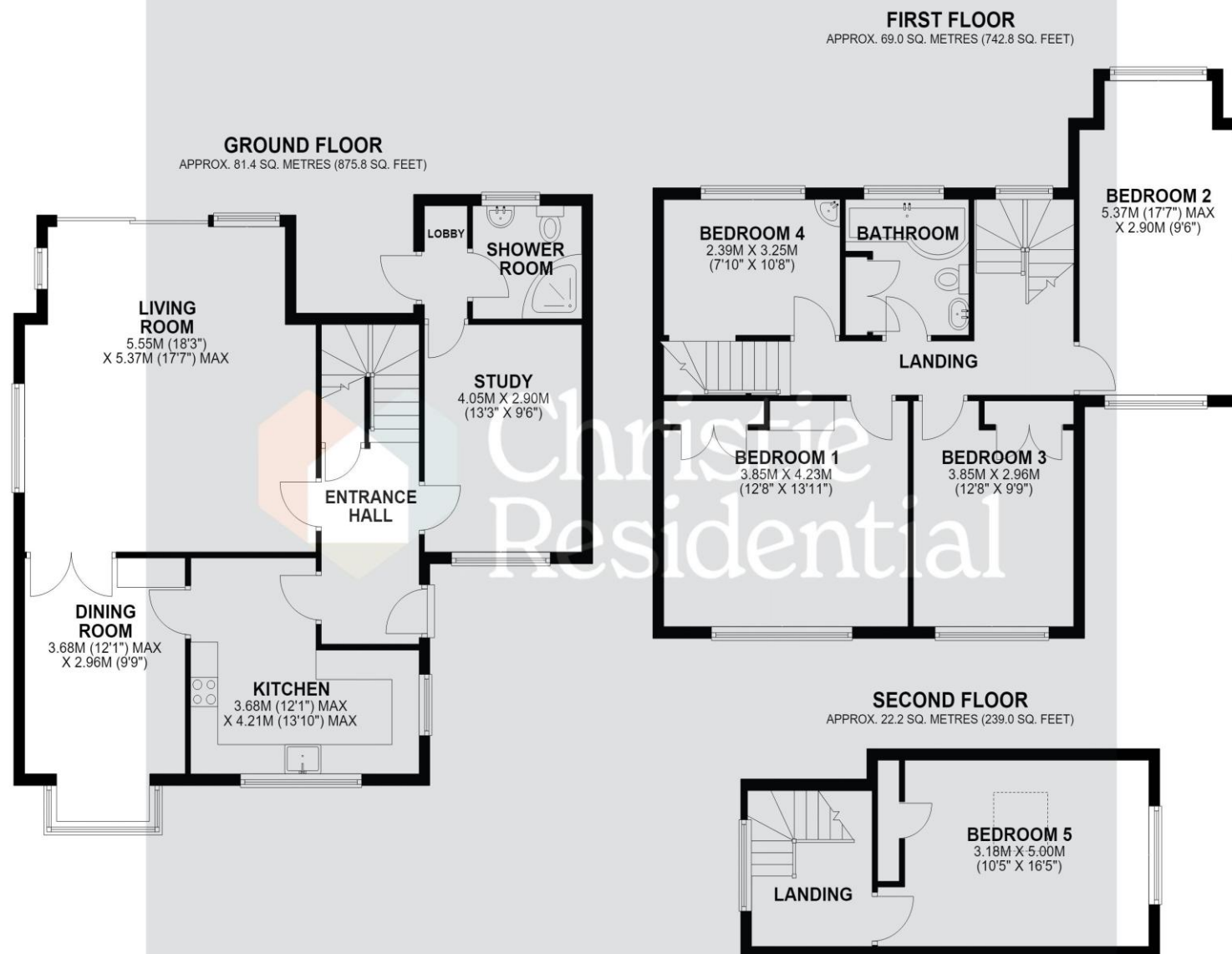
Stairs rise to the first floor, where a picture window on the landing frames wonderful views towards Bannau Brycheiniog National Park. There are four well-proportioned bedrooms on this level, along with a family bathroom. The accommodation continues to the second floor, where a further landing enjoys far-reaching views across Abergavenny and leads to a fifth bedroom.

Outside, the property is set back from the road behind a walled front garden, with an area of lawn and a driveway providing parking and access to the detached single garage. The generous rear garden is laid predominantly to lawn, with a paved patio and an established selection of mature trees, shrubs and flowering plants. Its open westerly aspect looks directly across Belgrave Park towards the mountains, creating a particularly attractive and peaceful setting.

Belgrave Road remains one of Abergavenny's most desirable residential locations, with Cantref Primary School within its catchment area. The property is also conveniently positioned for the town centre, offering easy access to Abergavenny's excellent selection of independent shops, cafés and restaurants, as well as its excellent transport links.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From the Cenotaph in the centre of Abergavenny follow Brecon Road (A40) west to the roundabout. Take the 2nd exit and then take the 2nd right turn into Belgrave Road. The What3Words reference is: blinks.prepped.purple

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. Ultrafast broadband is available (provided by Openreach) with an estimated maximum speed of 1800 mbps. 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.