

CHRISTIE

R E S I D E N T I A L

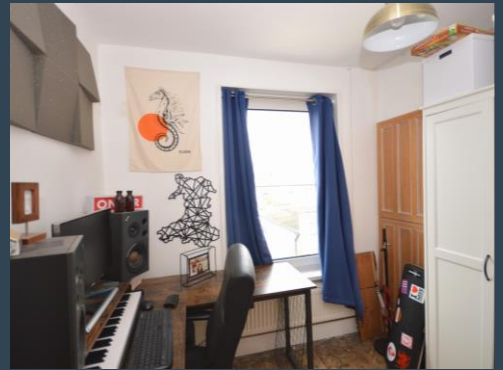


48 PARK STREET, ABERGAVENNY, NP7 5YB

A three bedroom semi-detached Victorian home located in a popular residential area with easy reach of Abergavenny town centre. Benefits include two reception rooms, a stylish kitchen/diner and a sunny west-facing rear garden.

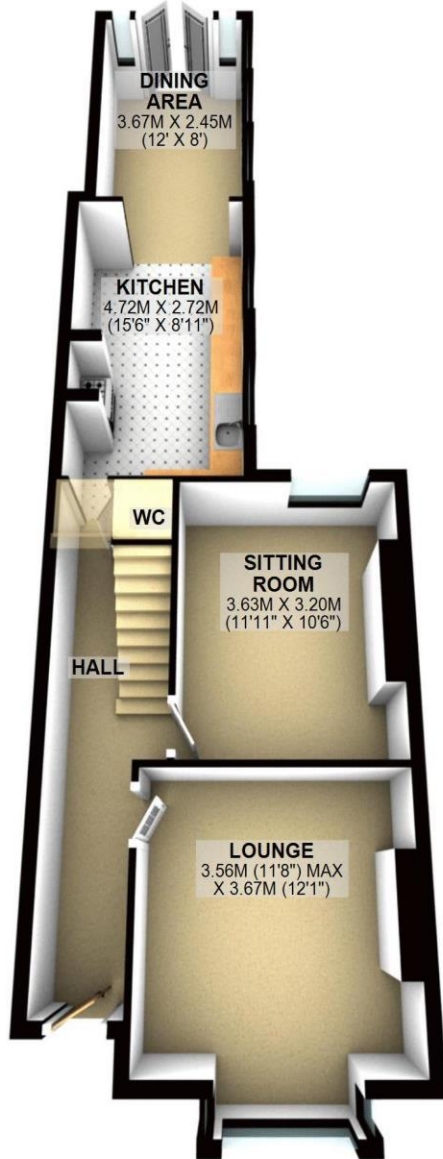
- Semi Detached Period House
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen/Diner
- Family Bathroom & Downstairs WC
- Driveway Parking

PRICE £350,000



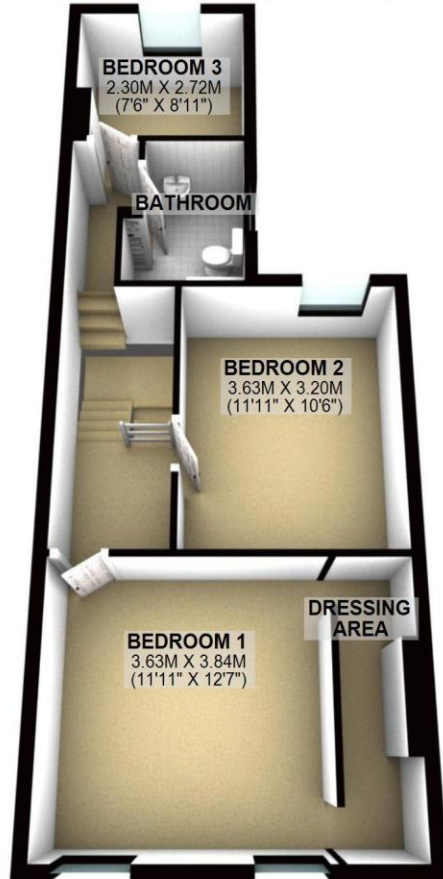
GROUND FLOOR

APPROX. 58.7 SQ. METRES (632.2 SQ. FEET)



FIRST FLOOR

APPROX. 50.1 SQ. METRES (539.2 SQ. FEET)



TOTAL AREA: APPROX. 108.8 SQ. METRES (1171.4 SQ. FEET)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

CHRISTIE

RESIDENTIAL

ABOUT THIS PROPERTY

A superb three bedroom, semi-detached Victorian home, located in an established residential area of Abergavenny a short walk from the wide ranging amenities of the town centre. The property benefits from ground floor accommodation comprising a welcoming entrance hall leading to the lounge with feature bay window, sitting room with wood burning stove, impressive kitchen with conservatory dining area and downstairs WC. Upstairs there is a master bedroom across the front of the house incorporating a full width dressing area, second double bedroom, single bedroom and family bathroom. The property is set behind a low walled front garden with driveway to the side leading to parking for two cars and a detached single garage/workshop. The west facing rear garden comprises a patio to the fore with lawn leading to a second seating area which provides a wonderful space to enjoy the open aspect and superlative views of the Blorenge Mountain. This is a delightful period home, a real character and style that further benefits a replacement gas central heating boiler on 2022.

ABOUT THE LOCATION

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, a high street comprising of recognized chains and local department stores, leisure centre, a number of churches and Nevill Hall Hospital. 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, the Chamber Music Society 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. Furthermore there is a large bus station with an extensive range of routes to neighbouring towns and villages and as far afield as Cardiff. For further information on school catchment areas and community provisions go to www.monmouthshire.gov.uk or call 01633 644488.

DIRECTIONS

From our office on Cross Street (NP7 5EU), follow Monk Street north to the traffic lights. Turn left into Park Road and continue through the town taking the second available left turn into Merthyr Road. Follow Merthyr Road and take the second right turn into Union Road East. Take the first right into Park Street and the property can be found on the left hand side.

USEFUL INFORMATION

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

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

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.