

CHRISTIE

R E S I D E N T I A L

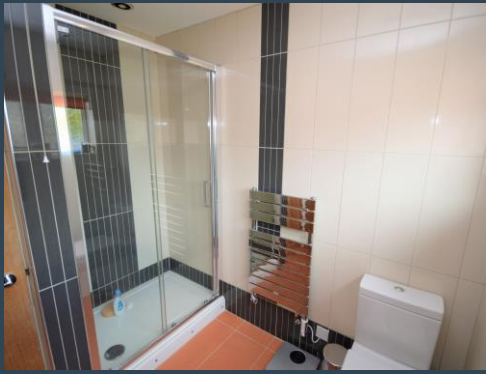


8 HAVEN WAY, ABERGAVENNY, NP7 7BA

A smartly presented three bedroom detached bungalow located in a quiet residential road on the western side of Abergavenny. The property benefits from a 19' lounge with French doors to the garden, extended kitchen/diner and charming west facing garden with views of the Rholben and Sugarloaf mountains.

- Detached Bungalow
- Three Bedrooms
- Excellent Order Throughout
- Modern Kitchen/Breakfast Room
- Shower Room
- Driveway & Garage Parking

PRICE £379,950



GROUND FLOOR
APPROX. 90.4 SQ. METRES (972.8 SQ. FEET)



TOTAL AREA: APPROX. 90.4 SQ. METRES (972.8 SQ. FEET)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	80	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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ABOUT THIS PROPERTY

A beautifully presented three bedroom detached bungalow superbly situated on a quiet residential road on the western side of Abergavenny. Substantially improved by the current owner, the property affords well-proportioned accommodation that is smartly presented throughout. It comprises of a welcoming entrance hall, that leads to a 19' lounge/diner with French doors to the garden and a stylish, extended kitchen breakfast room with partial underfloor heating. In addition, there is a 12' principal double bedroom, two further bedrooms and a recently installed shower room, again with underfloor heating. The property is set back behind a lawned front garden with driveway providing parking for two cars leading to an attached single garage. The west facing rear garden is largely laid to lawn with patio to the fore, and benefits from a number of well stocked beds and mature shrubs. The garden also enjoys views towards, the Rholben, Sugarloaf and Deri Mountains. This is an excellent opportunity for purchasers looking for a bungalow in excellent order that is ready to move straight into, with further benefits including double glazing throughout and modern gas central heating.

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.

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 to the roundabout. Take the second exit along the Brecon Road before taking the second right into Belgrave Road. Take the first left into Knoll Road bear right into Cresta Road. Take the first right into Western Road and then the first left into Haven Way.

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.