

CHRISTIE

R E S I D E N T I A L



21 Holywell crescent, Abergavenny, NP7 5LL

An attractive three bedroom semi-detached house situated in a sought after location just a short walk away from Abergavenny train station and the wide ranging amenities of the town centre. The property affords well balanced accommodation, delightful views and is offered with no onward chain.

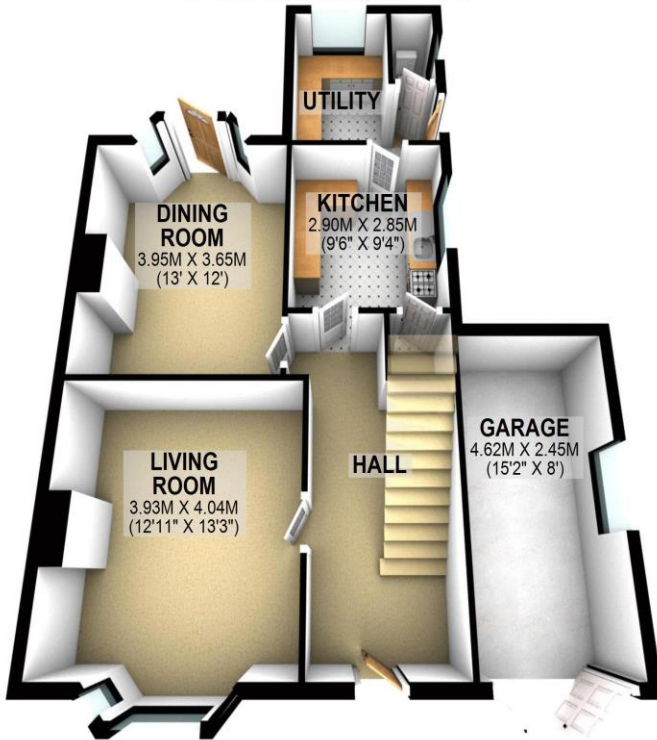
- Attractive Post War Semi-Detached House
- Three Bedrooms
- No Onward Chain
- Lounge & Dining Room
- Kitchen & Utility Room
- Potential to Update & Extend

Price £375,000



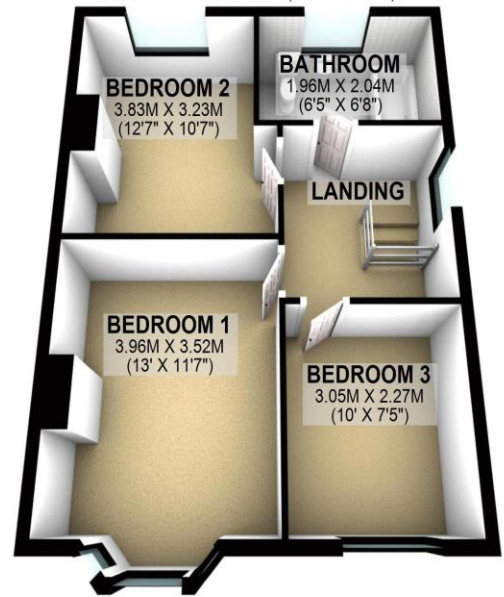
GROUND FLOOR

APPROX. 72.9 SQ. METRES (785.0 SQ. FEET)



FIRST FLOOR

APPROX. 51.5 SQ. METRES (554.3 SQ. FEET)



TOTAL AREA: APPROX. 124.4 SQ. METRES (1339.3 SQ. FEET)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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About this property

An attractive three bedroom semi-detached house situated in sought after Holywell Crescent, only a short walk from Abergavenny train station and the wide ranging amenities of the town Centre. The property affords well balanced accommodation, in good condition that could benefit from some updating. It comprises a spacious entrance hall, separate living and dining rooms with both having bay windows, kitchen and utility room. On the first floor there are two large double bedrooms, the second of which enjoys super views across the town to the Blorenge Mountain. In addition there is a substantial single bedroom and a family bathroom. The property is set back behind a walled and gated front garden largely laid to lawn with a driveway leading to a single garage. The rear garden is a good size and also offers spectacular views. Other features include gas central heating with a recently replaced boiler and no onward chain.

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, weekly retail and farmers markets, a high street comprising of recognized chains and local department stores, leisure centre, a number of churches and Nevill Hall Hospital. 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

Directions

From our office on Cross Street (NP7 5EU) head away from the Town Centre on the A40 toward the Bus Station and Monmouth Road. After the Bus Station take the first left into Holywell Road and then the second right into Holywell Road East which quickly becomes Holywell Crescent. The property can be found on the right 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.