

# CHRISTIE

R E S I D E N T I A L



## 4 HOLYWELL CRESCENT, ABERGAVENNY, NP7 5LL

An attractive three bedroom semi-detached house, situated in a sought after residential location a short walk from Abergavenny town centre. The property affords generous accommodation throughout, and further benefits from a recently re-fitted bathroom and utility room.

- Attractive Post War Semi-Detached House
- Three Bedrooms
- Lounge & Dining Room
- Kitchen & Utility Room
- Modern Bathroom & Downstairs WC
- Super Views To Front

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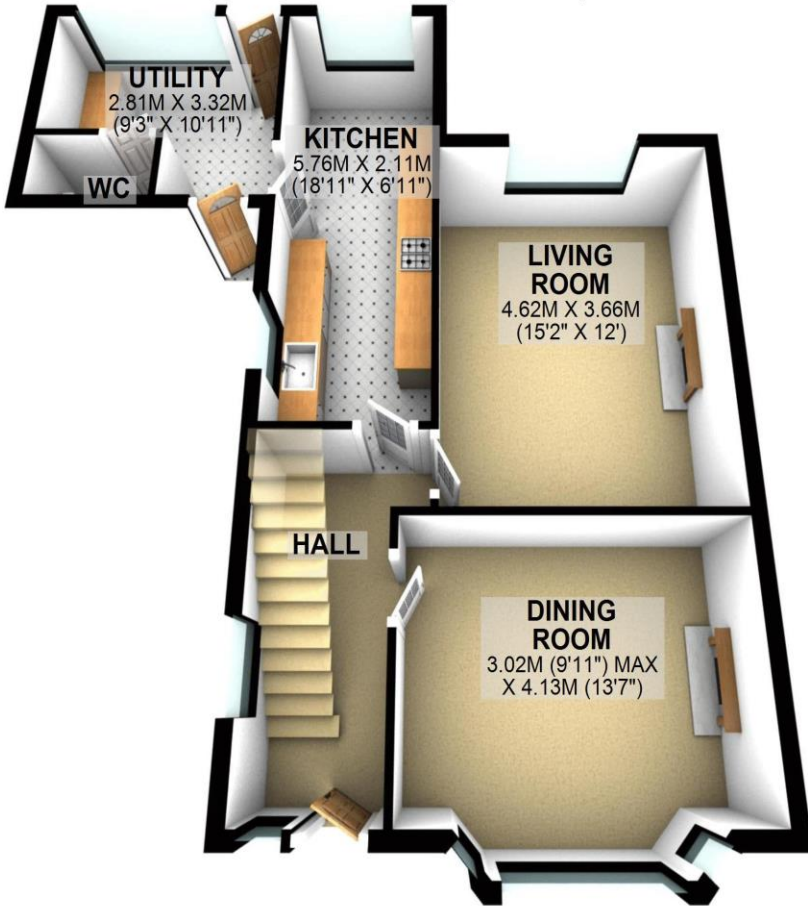
PRICE                      £375,000

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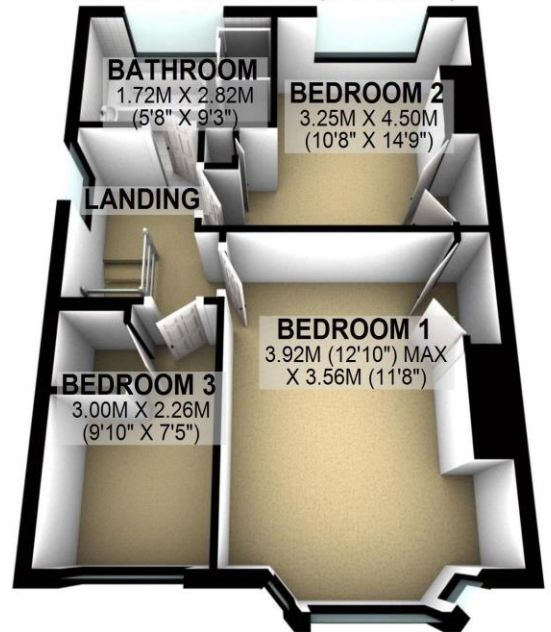
### GROUND FLOOR

APPROX. 61.1 SQ. METRES (657.9 SQ. FEET)



### FIRST FLOOR

APPROX. 44.8 SQ. METRES (482.3 SQ. FEET)



TOTAL AREA: APPROX. 105.9 SQ. METRES (1140.1 SQ. FEET)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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## ABOUT THIS PROPERTY

A handsome three bedroom semi-detached house located in a quiet and sought after residential area, only a short walk from Abergavenny train station and within easy reach of the wide ranging amenities of the town centre. Offered in very good order throughout, the property has been substantially improved by the current owner to create a warm, welcoming and generously proportioned home. The ground floor comprises an entrance hall that leads to two independent reception rooms, including a front lounge with feature bay window with delightful views across the town. The rear sitting room has an open fireplace and overlooks the garden. In addition, there is a modern fitted kitchen, utility room and downstairs WC. Upstairs, there is a front facing double bedroom with further bay window, further double bedroom to the rear, single bedroom, a light and airy landing, and a stylish four piece family bathroom. The property is set back behind a low walled frontage with pretty area of garden and driveway providing parking for two cars leading to a single garage. The low maintenance rear garden is laid mainly to lawn with two paved patio, seating areas. This is a smartly presented and charming home in a perennially popular residential location.

## 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. Abergavenny, is world renowned for its Food Festival which brings the UK's best chefs and culinary experts to the town every September. 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, 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) 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. Take the first right into Holywell Crescent.

## 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.

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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.