

# CHRISTIE

R E S I D E N T I A L



## 1 HOLYWELL ROAD, ABERGAVENNY, NP7 5LP

A handsome four bedroom, semi-detached period home located a short walk from Abergavenny town centre. The property represents an excellent refurbishment opportunity and affords generous accommodation throughout. Further benefits include extensive off street parking and no onward chain.

- Semi-Detached Period House
- Four Bedrooms
- Refurbishment Opportunity
- Three Reception Rooms
- Bathroom & Downstairs Shower Room
- Three Attic Rooms

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PRICE                      £425,000

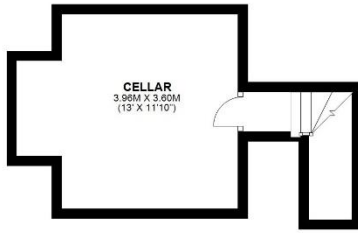
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**BASEMENT**

APPROX. 19.5 SQ. METRES (209.5 SQ. FEET)



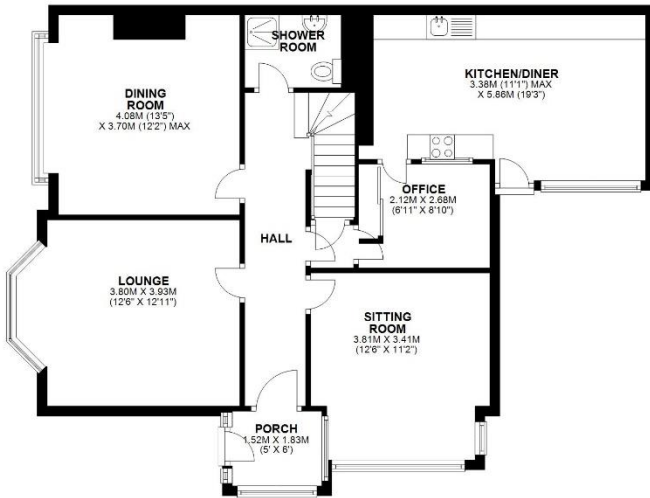
**FIRST FLOOR**

APPROX. 64.8 SQ. METRES (697.2 SQ. FEET)



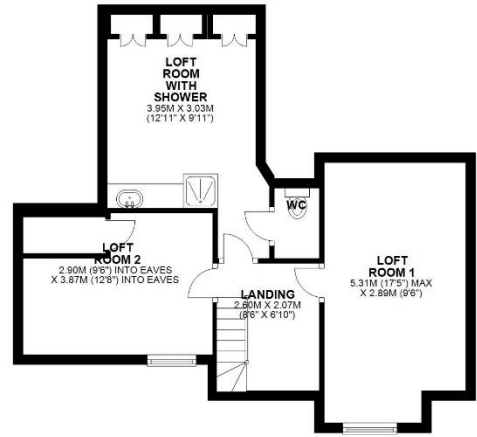
**GROUND FLOOR**

APPROX. 88.2 SQ. METRES (948.8 SQ. FEET)



**SECOND FLOOR**

APPROX. 47.1 SQ. METRES (507.5 SQ. FEET)



TOTAL AREA: APPROX. 219.5 SQ. METRES (2363.0 SQ. FEET)

**Energy Efficiency Rating**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

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## ABOUT THIS PROPERTY

A stone fronted, semi-detached period house enjoying a sought after location on Holywell Road, a short walk from the wide ranging amenities of Abergavenny town centre. This character property retains a number of original features, affords extensive accommodation throughout, and represents an excellent refurbishment opportunity. The ground floor accommodation comprises a central entrance hall with original minton floor tiles, two generous reception room, sitting room, and shower room. In addition the kitchen has been extended to provide an additional dining area with access to the garden. From the hallway steps lead down to the 13' cellar. On the first floor there is a large landing off which are three double bedrooms, including a master with balcony, a single bedroom and bathroom. From the landing, stairs lead up to the converted attic space which has been divided into three separate rooms, including shower facilities and a WC. The property is set back behind a lawned front garden with mature shrubs and trees, with driveway to the side providing parking for two cars. To the rear there is a low maintenance courtyard garden with further rear driveway leading to a concrete single garage (in need of renewal). This is an excellent opportunity in a superb location that is offered with 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.

## DIRECTIONS

From our office on Cross Street 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 the property is the first on the right.

## 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.

**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.