

# CHRISTIE

R E S I D E N T I A L



## 2 ORCHARD CLOSE, ABERGAVENNY, NP7 7EE

A beautifully presented two bedroom semi-detached bungalow superbly situated on a quiet cul-de-sac on the western side of Abergavenny. Substantially improved with a 15' lounge/diner, a stylish kitchen breakfast room, two double bedrooms and a recently installed shower room. Offered with no onward chain.

- Two Bedroom Bungalow
- No Onward Chain
- Re-Fitted Kitchen
- Re-Fitted Shower Room
- South Facing Garden
- Quiet Cul-De-Sac Location

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PRICE                      £375,000

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## GROUND FLOOR

APPROX. 89.5 SQ. METRES (963.7 SQ. FEET)



TOTAL AREA: APPROX. 89.5 SQ. METRES (963.7 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		

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## ABOUT THIS PROPERTY

A beautifully presented two bedroom semi-detached bungalow superbly situated on a quiet cul-de-sac on the western side of Abergavenny. Substantially improved, the property affords well-proportioned accommodation that is smartly presented throughout. It comprises of a welcoming entrance hall, that leads to a 15' lounge/diner, a stylish kitchen breakfast room that opens to a conservatory. In addition, there are two double bedrooms and a recently installed shower room. The property is set behind a driveway providing parking and leading to an integral single garage. The south 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 Bloreng 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. Offered with no onward chain.

## ABOUT THE LOCATION

A popular market town nestled amidst the Seven Beacons with its skyline dominated by the Bloreng 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 for approximately 0.5 miles to the roundabout. Take the 2nd exit and then the first right into North Street. Orchard Close is on the left hand side after a short distance.

## USEFUL INFORMATION

**COUNCIL TAX:** Band D. 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.