

# CHRISTIE

R E S I D E N T I A L



## 27 BISHOP CRESCENT, ABERGAVENNY, NP7 6BT

A beautifully presented three bedroom semi-detached home, located in a popular residential area within walking distance of the amenities of Abergavenny town centre. The property has been recently redecorated throughout and benefits from a modern kitchen/diner, front and rear gardens and no onward chain.

- Semi Detached house
- Three Bedrooms
- Exceptionally Well Presented
- Lounge & Kitchen/Diner
- Stylish Family Bathroom
- Front & Rear Gardens

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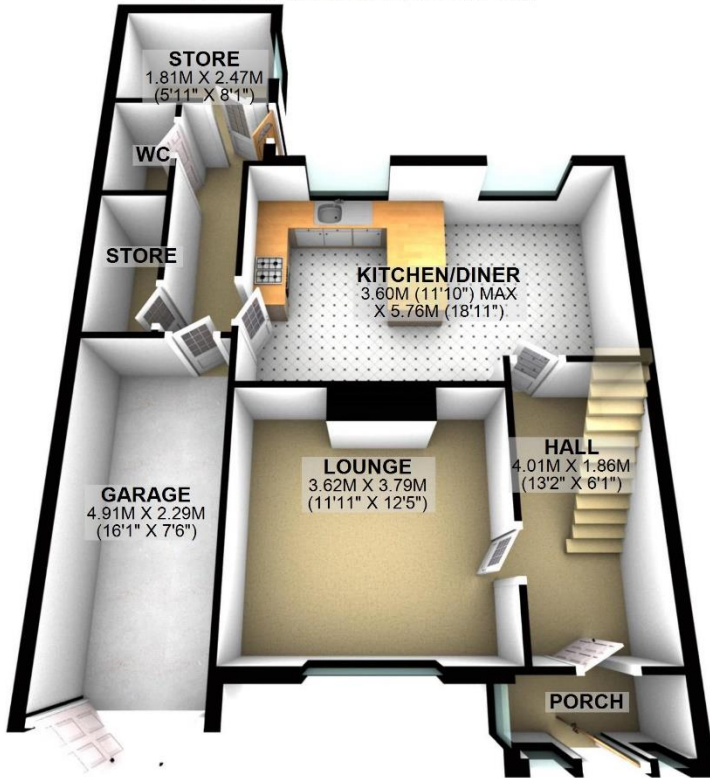
PRICE                      £269,950

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### GROUND FLOOR

APPROX. 70.3 SQ. METRES (757.0 SQ. FEET)

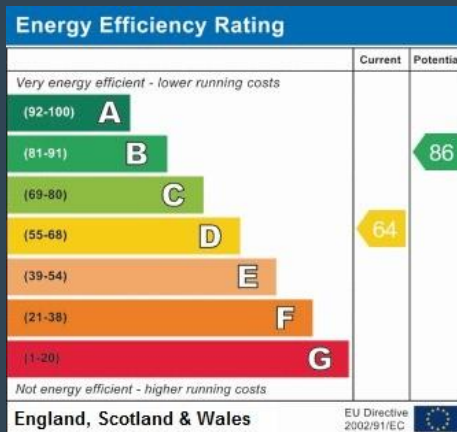


### FIRST FLOOR

APPROX. 42.2 SQ. METRES (454.6 SQ. FEET)



TOTAL AREA: APPROX. 112.6 SQ. METRES (1211.6 SQ. FEET)



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## ABOUT THIS PROPERTY

Situated in an elevated position in a residential area on the north side of Abergavenny, this semi-detached house is offered in excellent order throughout and is conveniently located for access to the town centre as well as local primary and comprehensive schools. The property has been significantly improved by the current owner and recently redecorated to make a warm and welcoming home that is ready to move straight into. The ground floor accommodation comprises a porch which open into an entrance hall, lounge to the front with open aspect and large, modern kitchen/diner with integrated dishwasher and washing machine, to the rear. In addition, there attached storage rooms with potential to create a utility room, WC and access to the attached garage. Upstairs there is a double and single bedroom to the front enjoying views across the town, a further double bedroom to the rear and a stylish, white-tiled family bathroom. The property is set back behind a lawned front garden screened by privet hedging. The rear garden is largely laid to lawn with a section laid with chippings providing an area for outside entertaining. This is a quality home in perennially popular residential location, that further benefits from 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 and as far afield as Cardiff. For further information on school catchment areas and community provisions go to [www.monmouthshire.gov.uk](http://www.monmouthshire.gov.uk) or call 01633 644488.

## DIRECTIONS

From our office in Cross Street (NP7 5EU) follow Monk Street (A40) north to the traffic lights. At this point the road becomes Hereford Road. Continue straight for 600 yards before turning left into Lansdown Road. At the end of the road at the roundabout take the 1st exit into Hillcrest Road and then the first right into Bishop Crescent.

## USEFUL INFORMATION

**COUNCIL TAX:** Band C. 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.