

CHRISTIE

R E S I D E N T I A L



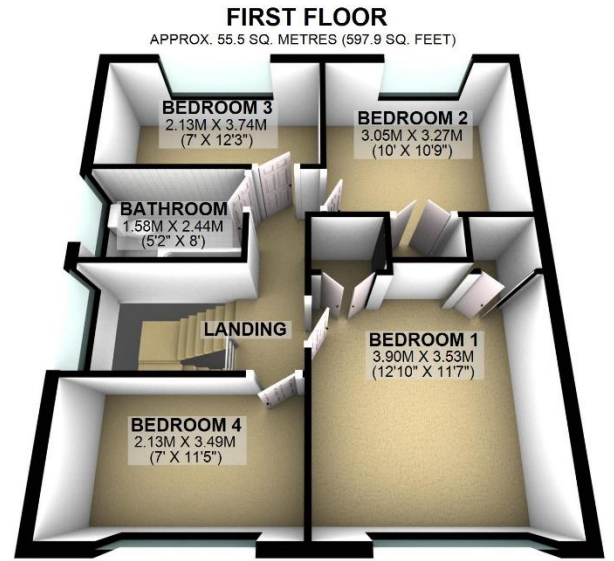
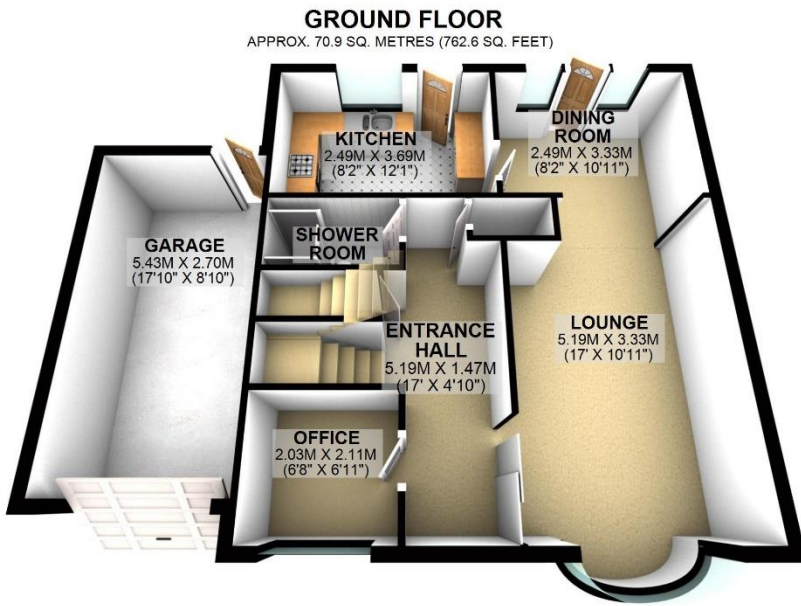
92 CROESONEN PARC, ABERGAVENNY, NP7 6PF

A beautifully presented four bedroom home located at the end of a quiet cul-de-sac in the popular Croesonen Parc residential development. Benefits include large lounge with separate dining area, family bathroom, downstairs shower room, generous driveway parking and large single garage.

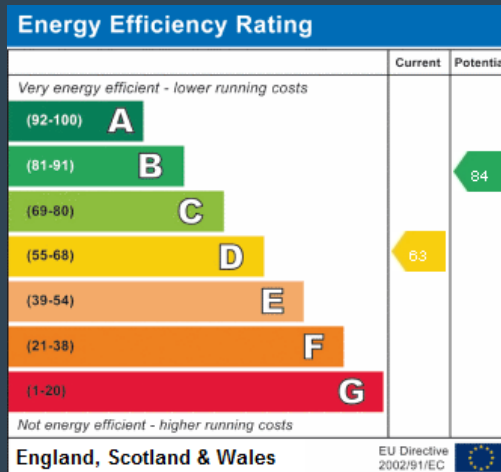
- Detached Four Bedroom House
- Lounge & Dining Room
- Modern Fitted Kitchen
- Office
- South Facing Garden With Views
- Cul-De-Sac Location

PRICE £425,000





TOTAL AREA: APPROX. 126.4 SQ. METRES (1360.5 SQ. FEET)



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ABOUT THIS PROPERTY

A beautifully presented four bedroom detached house situated at the end of a quiet cul-de-sac in the sought after residential area of Croesonen Parc, in Abergavenny. Occupying a prime position adjacent to a communal green space, the property has been substantially improved by the current owners to create a stylish modern home. The generous ground floor accommodation comprises a welcoming entrance hall, large lounge with wood burning stove, opening to the rear dining area with French doors to the garden. There is also a modern fitted kitchen, refurbished shower room and office. Upstairs there are two large double bedrooms both with fitted storage, two smaller double bedrooms and a smartly presented family bathroom. To the front, the property is set back behind a low wall with bordered area of lawn, and driveway providing parking for two cars leading to the attached 18' single garage. The substantial, south facing rear garden offers fabulous views of Skirrid Fach Mountain and is similarly well-maintained. It comprises a large patio to the fore with steps up to a raised seating/entertaining area, and a section of lawn bordered by flower beds. This is a quality home in a consistently desirable residential location, within easy reach of the wide ranging amenities of the town.

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. For further information on school catchment areas and community provisions go to www.monmouthshire.gov.uk or call 01633 644488.

DIRECTIONS

From our office follow Monk Street (A40) north to the traffic lights. Continue straight for a further $\frac{3}{4}$ of a mile and take the right turn into Croesonen Park just after the sign for Mardy. After the road bears left take the second right turn and the property is at the end of the cul-de-sac on the right hand side.

USEFUL INFORMATION

COUNCIL TAX: Band F. 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.