

# CHRISTIE

R E S I D E N T I A L



## 69 CROESONEN PARC, ABERGAVENNY, NP7 6PE

An beautifully presented and substantially extended three bedroom link detached house located on a quiet cul-de-sac less than a mile from Abergavenny town centre. The property benefits from a generous living accommodation, a low maintenance rear garden and off road parking for two cars.

- Three Bedroom Link-Detached
- Lounge
- 26' Kitchen/Family Room
- Family Bathroom & Downstairs WC
- Front & Rear Gardens
- Driveway & Attached Single Garage

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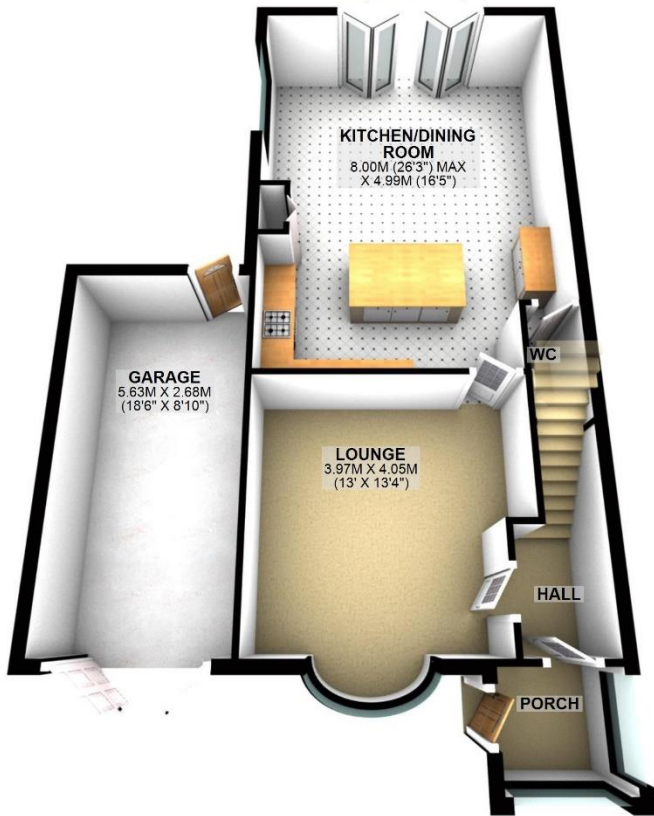
PRICE                      £350,000

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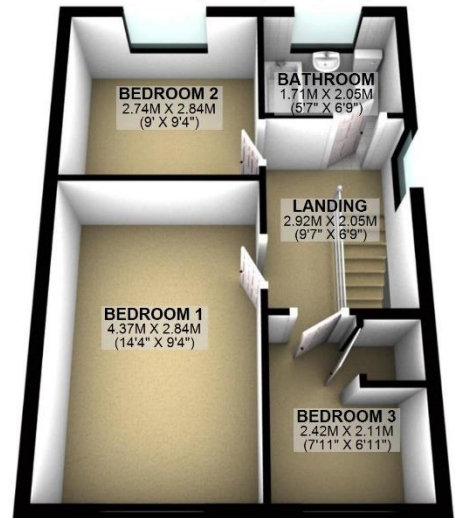
### GROUND FLOOR

APPROX. 73.9 SQ. METRES (795.2 SQ. FEET)



### FIRST FLOOR

APPROX. 36.4 SQ. METRES (391.8 SQ. FEET)



TOTAL AREA: APPROX. 110.3 SQ. METRES (1187.0 SQ. FEET)

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## ABOUT THIS PROPERTY

An exceptional three bedroom link-detached home located on a quiet cul-de-sac in the popular residential development of Croesonon Parc, just under a mile from Abergavenny town centre. Beautifully presented throughout, the property has been meticulously refurbished and substantially extended by the current owners to create a home of real quality. The ground floor accommodation comprises an entrance hall, lounge with bay window, a fabulous 26' kitchen/family room and downstairs WC. The kitchen forms the real heart of the house, and is equipped with extensive storage and central island. It provides a superb space to entertain and benefits from full width bi-fold doors out to the garden. The quality finish continues upstairs, where there are two double bedrooms, a single bedroom and stylish family bathroom. The property is set back behind a low maintenance front garden with driveway providing parking for two cars and leading to the attached single garage. The delightful rear garden enjoys an open aspect that looks across the adjacent green and again is designed for low maintenance with a large area of decking that wraps around to the side with a further section of artificial grass.

## 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. 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 follow Monk Street (A40) north to the traffic lights. Continue for a further ¾ of a mile and take the right turn into Croesonon Park just after the sign for Mardy. As the road bears left take the first right then carry on before taking the first left turn.

## 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.