

CHRISTIE

R E S I D E N T I A L

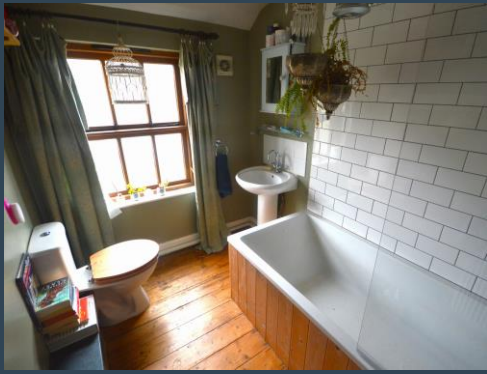


Avalon, Grosmont, Abergavenny, NP7 8EP

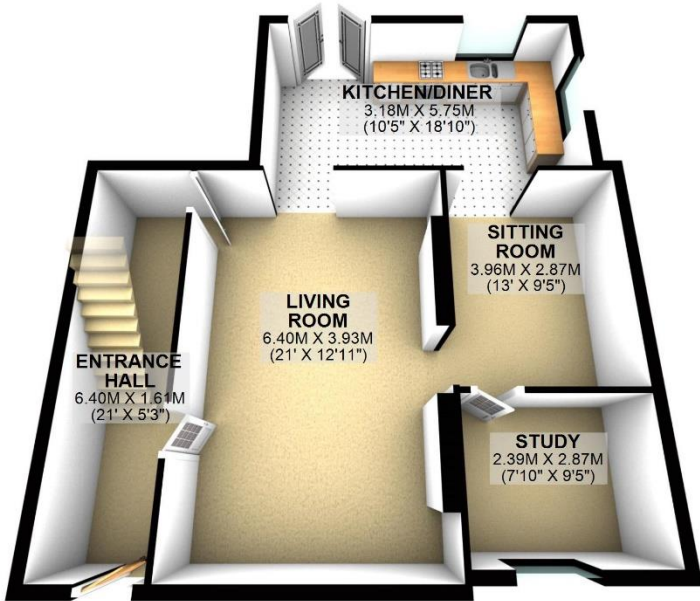
A charming and generously proportioned period semi-detached house located in the heart of the thriving and historic village of Grosmont. The property benefits from extensive living accommodation including a 21' lounge, impressive master bedroom with full en-suite bathroom and off road parking.

- Three Double Bedrooms
- Two Reception Rooms
- Kitchen/Breakfast Room
- Family Bathroom & En-Suite
- South West Facing Rear Garden
- Sought After Village Location

Price £475,000



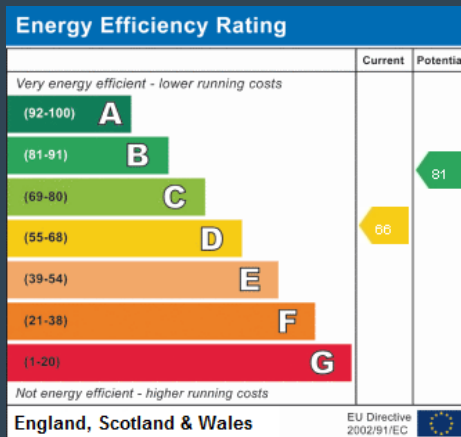
GROUND FLOOR
APPROX. 75.6 SQ. METRES (814.2 SQ. FEET)



FIRST FLOOR
APPROX. 56.8 SQ. METRES (611.7 SQ. FEET)



TOTAL AREA: APPROX. 132.5 SQ. METRES (1425.8 SQ. FEET)



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About this property

Located in the heart of the thriving village community of Grosmont, midway between the market towns of Abergavenny and Monmouth, Avalon is a characterful period, semi-detached home of real character and charm. Historically extended, the property affords generous three bedroom accommodation throughout with the ground floor comprising a large entrance hall with extensive understairs area doubling as a utility space, which leads to the 21' living room with feature fireplace housing a wood burning stove. To the rear is a separate kitchen/breakfast room with French doors out to the garden, while there is a further sitting room accessed from both the kitchen and living room and a separate study. On the first floor the large landing leads to the impressive master bedroom with vaulted ceiling and modern, full-ensuite bathroom, two further double bedrooms and smartly presented family bathroom. The enclosed south west facing rear garden comprises a substantial patio seating area accessed from the kitchen with adjacent section of lawn. An archway leads to a further larger section of garden which is largely walled and includes a pergola, pond and timber storage shed. The property further benefits from a driveway to the side providing off road parking for one car.

Grosmont is vibrant village community situated on a short distance from the River Monow, the Wales/England border. Once an important medieval township and centre for trade, Grosmont has a traditional village centre protected as a conservation area. It has a 13th century castle within the village as well as the Church of St Nicholas from the same period. In the modern day it is a thriving village with amenities including the Angel Inn, Post Office and village shop. The location between the Wye Valley and Brecon Beacons National Park make it a destination for visitors looking to enjoy the stunning scenery, and opportunities for walking and cycling. The village is located 12 miles from both Abergavenny and Monmouth, while Hereford is 14 miles away. This makes it a convenient position to access rail and road networks and a wide range of amenities.

Directions

Heading north on the A465 from Abergavenny towards Hereford, continue for 8.3 miles into the village of Llanga. As the road bears left, take the sharp right turn (at the traffic lights sign) and continue for a little over a mile. Turn left at the signs for Grosmont and the Castle, continuing down the hill to the T junction. Turn right and continue into the village for 0.15 miles and the property can be found on the right hand side.

USEFUL information

COUNCIL TAX: Band E. The local authority is Monmouthshire County Borough Council – 01633 644644

SERVICES: We understand that there is an oil-fired heating system and that mains electricity, water & sewerage are connected to the property. Superfast broadband is available (provided by Openreach) with an estimated maximum speed of 80 mbs. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

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.