

# CHRISTIE

R E S I D E N T I A L



## 12 LLWYNU ROAD, ABERGAVENNY, NP7 5TB

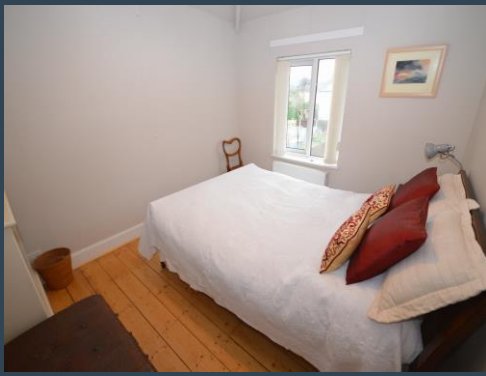
A three bedroom semi-detached home located in a popular residential road close to Bailey Park and a short walk from Abergavenny town centre. The property benefits from two reception rooms, planning for a single storey kitchen extension and extensive driveway parking to the front and rear.

- Three Double Bedrooms
- Popular Residential Location
- Lounge & Dining Room
- Planning For Single Storey Extension
- Modern Family Bathroom
- Large West Facing Garden

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PRICE                      £325,000

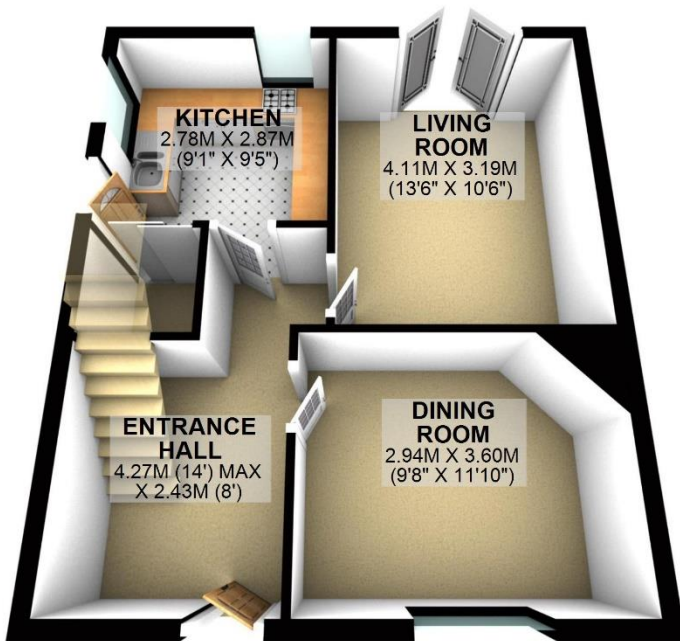
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## GROUND FLOOR

APPROX. 43.8 SQ. METRES (471.9 SQ. FEET)



## FIRST FLOOR

APPROX. 44.2 SQ. METRES (475.4 SQ. FEET)



TOTAL AREA: APPROX. 88.0 SQ. METRES (947.3 SQ. FEET)

| Energy Efficiency Rating                           |          | Current                 | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |          |                         |           |
| (92-100)   | <b>A</b> |                         |           |
| (81-91)  | <b>B</b> |                         | 84        |
| (69-80)  | <b>C</b> | 71                      |           |
| (55-68)  | <b>D</b> |                         |           |
| (39-54)  | <b>E</b> |                         |           |
| (21-38)  | <b>F</b> |                         |           |
| (1-20)   | <b>G</b> |                         |           |
| <i>Not energy efficient - higher running costs</i> |          |                         |           |
| England, Scotland & Wales                          |          | EU Directive 2002/91/EC |           |

# CHRISTIE

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## ABOUT THIS PROPERTY

A well presented three bedroom semi-detached home conveniently located on a popular residential road on the edge of Bailey Park and a short walk from the wide ranging amenities of Abergavenny town centre. The property affords well-proportioned accommodation with the ground floor comprising a welcoming entrance hall that leads to a rear living room with French doors to the garden, a separate dining room and fitted kitchen with larder storage. It should be noted that planning has been granted for a single storey extension to run across the full width of the rear to create a large kitchen/diner, converting the current kitchen area into a utility room and downstairs shower room. Upstairs there are three double bedrooms and a modern family bathroom. The property is set back behind a driveway to the front providing parking for two cars and side access to the rear. The large, west facing rear garden enjoys delightful views across the town to the Bloreng Mountain. It comprises a generous patio to the fore with large area of lawn split by a conifer screen. Historically there was a garage at the far end of the garden where there remains double gates for vehicular access and therefore potential for additional parking. The garden also benefits from a timber storage shed and an outside WC. This is a delightful home with a great deal of further potential in a perennially popular residential location.

## 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. Abergavenny, is world renowned for its Food Festival which brings the UK's best chefs and culinary experts to the town every September. 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, 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 in Cross Street (NP7 5EU) follow Monk Street (A40) north to the traffic lights. Continue over onto the Hereford Road and then take the first left into Park Avenue. After 0.2 miles turn right into Llwynu Road (opposite Bailey Park).

## 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.