

# CHRISTIE

RESIDENTIAL



10 CROESONEN GARDENS, ABERGAVENNY,

NP7 6BJ

PRICE

£595,000



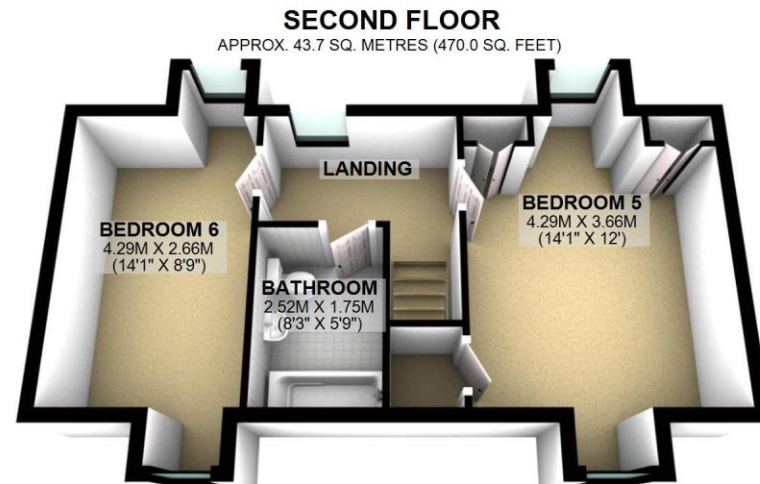
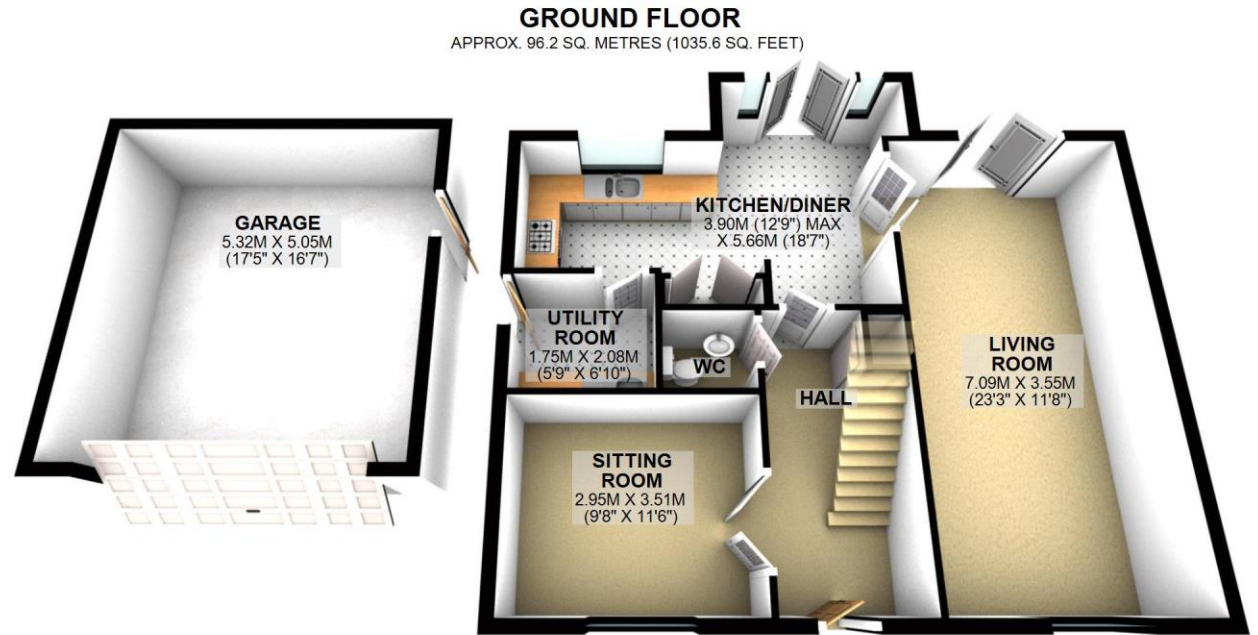
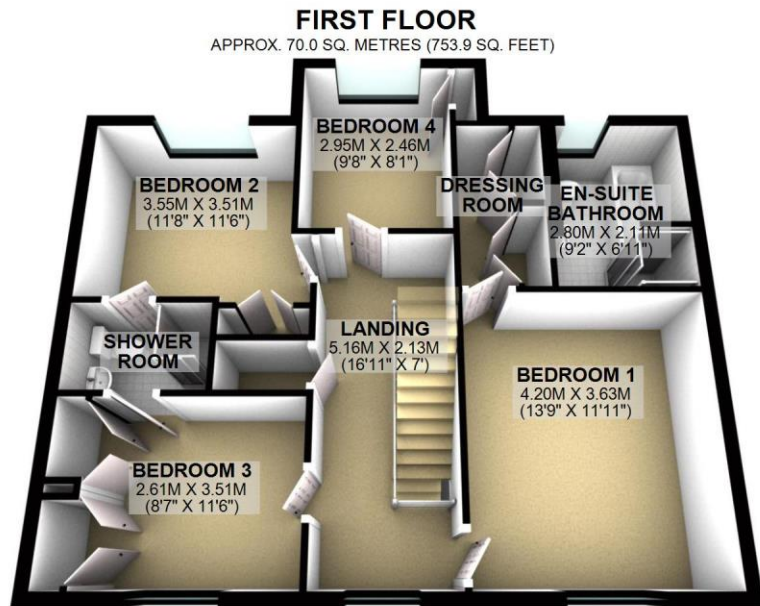
## ABOUT THIS PROPERTY

A well presented and exceptionally well proportioned six bedroom detached home, located in a sought after modern development just a mile from the centre of Abergavenny. Enjoying a quiet cul-de-sac location, this handsome, stone fronted house affords a wealth of flexible accommodation. The ground floor comprises a welcoming entrance hall, the leads to the 23' living room on one side and a further reception room to the other. In addition, there is a modern kitchen/diner with doors out to the garden, a separate utility room and a downstairs WC. On the first floor there is an impressive master bedroom with four piece en-suite bathroom and dressing room with extensive storage. There are three further bedrooms including two double bedrooms that share an en-suite shower room. The bedroom accommodation is completed on the second floor with two large double bedrooms and a family bathroom. Adjacent to the house is a 17' double garage with driveway to the front providing parking for two cars. The property enjoys a generous south facing rear garden which comprises a large patio running across the width of the house accessed from both the living room and kitchen, and an expanse of lawn. In addition there is a further paved seating area at the rear. This is an exceptional family home situated in a sought after residential location that is offered with no onward chain.

## 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.





TOTAL AREA: APPROX. 209.9 SQ. METRES (2259.5 SQ. FEET)



## DIRECTIONS

From our office follow Monk Street (A40) north to the traffic lights. Continue for a further  $\frac{3}{4}$  of a mile and take the right turn into Croesonen Park just after the sign for Mardy. As the road bears left take the first right and continue into Croesonen Gardens.

## USEFUL INFORMATION

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

**SERVICES:** We understand that mains gas, 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.