

CHRISTIE

R E S I D E N T I A L



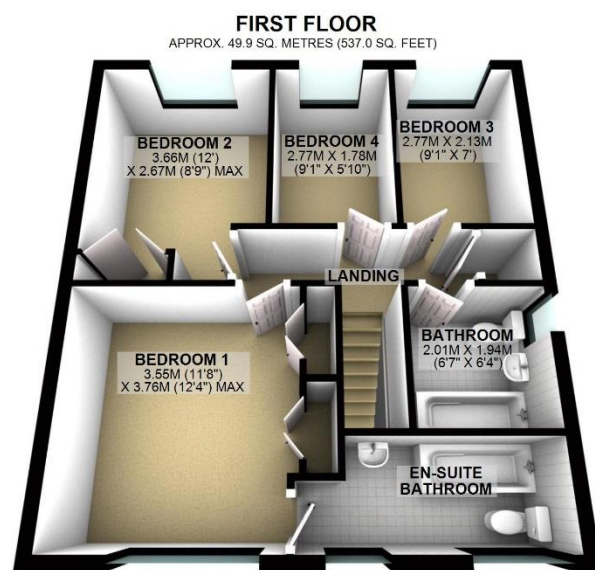
7 DE WALLINGFORD CLOSE, ABERGAVENNY, NP7 9JG

A four bedroom detached house located on a quiet residential cul-de-sac less than a mile from the vibrant town centre of Abergavenny. The property benefits from well-proportioned accommodation throughout, as well as off street parking and no onward chain.

- Four Bedrooms
- Lounge & Dining Room
- Kitchen/Breakfast Room
- Master Bedroom With En-Suite Bathroom
- Family Bathroom & Downstairs WC
- Integral Single Garage & Driveway Parking

PRICE £399,950





TOTAL AREA: APPROX. 115.0 SQ. METRES (1237.4 SQ. FEET)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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ABOUT THIS PROPERTY

A four bedroom detached home located in a quiet cul-de-sac on the popular Ysbyty Fields residential development, situated less than a mile from Abergavenny town centre as well as being a short distance from the train station and the walks of Castle Meadows. The property affords well-proportioned accommodation with the ground floor comprising an entrance hall, lounge with doors through to the separate dining room, kitchen/breakfast room and downstairs WC. Upstairs there are two double bedrooms, including a master bedroom with full en-suite bathroom and fitted wardrobes, two single bedrooms and a family bathroom. The property is set back behind an low maintenance frontage with driveway providing parking for two cars and leading to the attached 17' single garage. To the rear there is an enclosed garden that has been largely been laid to lawn framed by numerous shrubs and borders with a patio to the fore. Offered with no onward chain.

ABOUT THE LOCATION

A popular market town nestled amidst the Seven Beacons with its skyline dominated by the Blorenges 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. Furthermore there is a large bus station with an extensive range of routes to neighbouring towns and villages and as far afield as Cardiff. For further information on school catchment areas and community provisions go to www.monmouthshire.gov.uk or call 01633 644488.

DIRECTIONS

Take the A40, Monmouth Road, out of the Town Centre. After 2/3 of a mile take the right turn into Gobannium Way and then the first right into Llanover Way. Take the first left into De Wallingford Close.

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.