

CHRISTIE

R E S I D E N T I A L



44 MERTHYR ROAD, ABERGAVENNY, NP7 5BY

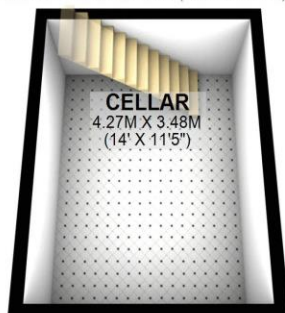
A five bedroom semi-detached house in need of refurbishment. Offered with no onward chain the property offers two ground floor reception rooms, three first floor bedrooms and bathroom, two further second floor bedrooms. No garden but central location close to amenities.

- Five Bedroom House
- Semi-Detached
- Needing Refurbishment
- Two Reception Rooms
- Ground Floor WC & 1st Floor Bathroom
- No Onward Chain

OFFERS IN EXCESS OF £200,000



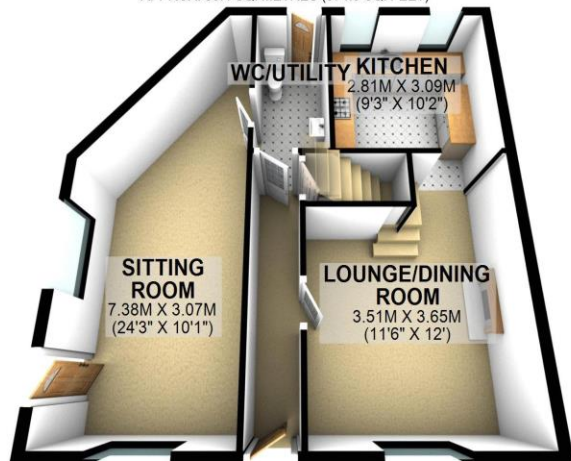
BASEMENT
APPROX. 14.9 SQ. METRES (159.9 SQ. FEET)



SECOND FLOOR
APPROX. 34.5 SQ. METRES (371.4 SQ. FEET)



GROUND FLOOR
APPROX. 53.4 SQ. METRES (574.9 SQ. FEET)



FIRST FLOOR
APPROX. 52.7 SQ. METRES (566.7 SQ. FEET)



TOTAL AREA: APPROX. 155.4 SQ. METRES (1673.0 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

CHRISTIE

RESIDENTIAL

ABOUT THIS PROPERTY

A five bedroom period property located in Abergavenny town centre requiring refurbishment and offered with no onward chain. It is a functional house with a straightforward layout, offering potential for modernisation. The property spans three floors, with a total area of approximately 155.4 square metres (1,673.0 square feet). The ground floor includes a sitting room, separate dining room, kitchen, and a WC. The first floor has three bedrooms and a bathroom with separate WC. The second floor provides two additional bedrooms and a landing area, which could be used for storage or as a workspace. The house does not have a garden, but its central location offers convenient access to local amenities and transport links. This property is an affordable option for those looking to invest in a town centre home with renovation potential.

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 market, 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 on Cross Street (NP7 5EU), follow Monk Street north to the traffic lights. Turn left into Park Road and continue through the town past Morrisons Supermarket. Take the second left turn into Merthyr Road.

USEFUL INFORMATION

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

SERVICES: We understand that mains gas, electricity, water & sewerage are connected to the property. Ultrafast broadband is available (provided by Openreach/Ogi) with an estimated maximum speed of 1800 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.