



Christie Residential

YOUR HOME, HANDLED WITH CARE

Avenue Road,
Abergavenny

£725,000

Tel: 01873 852221

Web: christieresidential.co.uk

Email: hello@christieresidential.co.uk





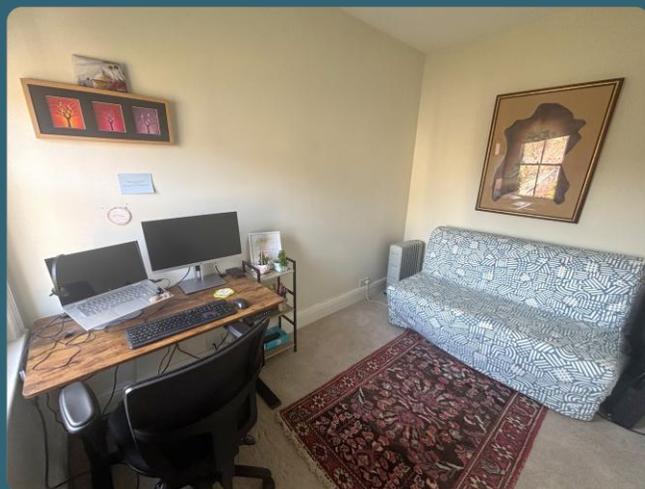
About this property

A beautifully presented Edwardian semi-detached home situated on Avenue Road, widely regarded as one of Abergavenny's most desirable residential addresses on the sought-after western side of the town.

This handsome bay-fronted property is one of a small number on the road built in the distinctive Edwardian style, with attractive brick elevations and period detailing that reflect the character of the era. The house has been thoughtfully refurbished by the current owners, creating a stylish and well-balanced home that combines original charm with contemporary style. It should be noted that the property retains a wealth of original period features including sash windows, high ceilings, mosaic floor tiles and fireplaces.

The ground floor accommodation comprises a welcoming entrance hall leading to two elegant reception rooms, including a bay-fronted living room to the front and a separate sitting room to the rear, ideal as a quieter retreat or family room. Off the sitting room is a garden room or home office. To the rear of the property is a beautifully appointed kitchen/diner with integrated appliances and central island. This light-filled space opens directly onto the garden, creating an easy connection between inside and out. The ground floor is completed by a guest WC, and a number of useful stores attached to rear and accessed externally. Upstairs, a generous landing leads to three well-proportioned bedrooms. The principal bedroom spans the full width of the front of the property and features a large bay window which floods the room with natural light while also enjoying views towards the Deri Mountain. A second double bedroom overlooks the rear garden, while the third bedroom benefits from an adjoining additional room — perfect as a dressing room, playroom or study — and offering clear potential to create an en-suite, subject to any necessary consents. A contemporary shower room serves the bedrooms.

Outside, the property is set back by an attractive frontage, planted with a wealth of shrubs. It is approached through wrought-iron gates set between attractive stone pillars, leading to a driveway providing off-road parking and access to the attached garage. To the rear there is a superb mature south-facing garden, enjoying a good degree of privacy and offering a wonderful space for outdoor dining, relaxing, and family life. It comprises a patio to the fore with large central lawn and a wealth of borders, trees and shrubs. There is also a further large attached store, ideal for garden furniture, bikes etc. This is an exceptional home which further benefits from no onward chain.





GROUND FLOOR

APPROX. 102.0 SQ. METRES (1098.3 SQ. FEET)



FIRST FLOOR

APPROX. 65.8 SQ. METRES (708.3 SQ. FEET)



TOTAL AREA: APPROX. 167.8 SQ. METRES (1806.6 SQ. FEET)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From the Angel Hotel on Cross Street (NP7 5EU), follow Monk Street (A40) north to the traffic lights and turn left. Continue on Park Road and take the second right into Pen Y Pound. Follow the road to the traffic lights then turn left into Avenue Road. The What3Words reference is [///layers.replaying.kettles](https://www.what3words.com/layer-replaying-kettles)

USEFUL information

COUNCIL TAX: Band G. 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 1000 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.