

# CHRISTIE

R E S I D E N T I A L



## 10 DAN Y DERI, MARDY, ABERGAVENNY, NP7 6PH

A two bedroom, mid-terraced property located in a popular residential area close to local amenities and within easy reach of Abergavenny town centre. Offered in good order throughout, the property benefits from a modern kitchen/diner, and no onward chain.

- Two Bedroom Mid Terrace
- Modern Kitchen/Diner
- Separate Lounge
- Bathroom & Separate WC
- Offered In Good Order Throughout
- Low Maintenance Rear Garden

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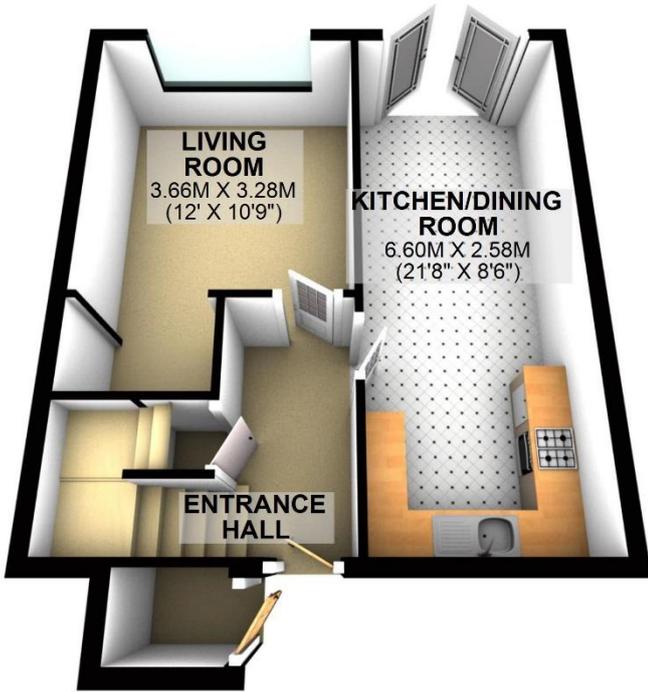
PRICE                      £179,950

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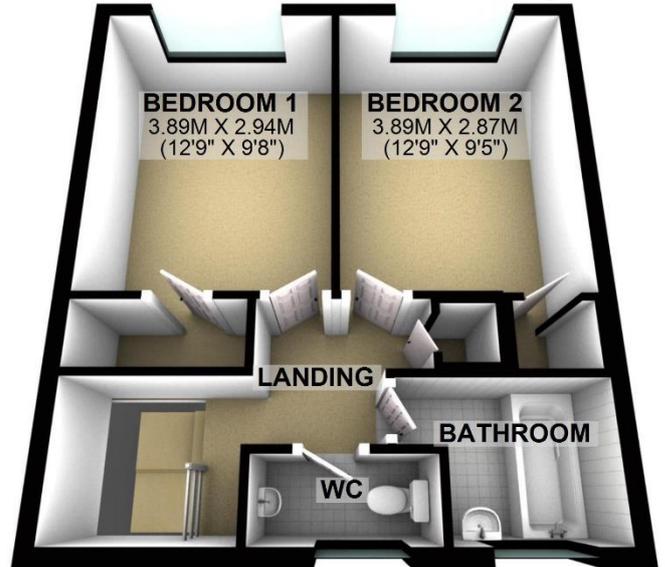
## GROUND FLOOR

APPROX. 40.5 SQ. METRES (436.1 SQ. FEET)



## FIRST FLOOR

APPROX. 39.1 SQ. METRES (420.9 SQ. FEET)



TOTAL AREA: APPROX. 79.6 SQ. METRES (857.0 SQ. FEET)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		87
(69-80)		
<b>C</b>		
(55-68)	67	
<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>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

# CHRISTIE

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## ABOUT THIS PROPERTY

A well-presented two bedroom middle terrace property situated in a popular residential area to the north of Abergavenny town centre. The property affords ground floor accommodation comprising an entrance hall leading to a modern kitchen/diner with patio doors to the rear garden, as well as a separate living room. Upstairs there are two double bedrooms, the family bathroom and a separate WC. The property is set back on a walkway with a gated and lawned front garden. The rear garden is smartly presented and low maintenance with two paved patio areas and a large timber storage shed. 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](http://www.monmouthshire.gov.uk) or call 01633 644488.

## DIRECTIONS

From our office on Cross Street, follow Monk Street (A40) north to the traffic light. Continue up the hill for a further  $\frac{3}{4}$  of a mile and take the left hand turn into Llwynu Lane immediately after the sign for Mardy. Just before Deri View school on the left hand side turn right into St Davids Road and then take the first left into Dan Y Deri. The property can be found on the left hand side.

## 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.