



# Christie Residential

YOUR HOME, HANDLED WITH CARE

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**Chapel Road,  
Abergavenny  
£295,000**

- ♥ Three Bedroom Terraced Bungalow
- ♥ Superbly Located On A Prime Residential Road
- ♥ Refurbishment Opportunity
- ♥ Offering 1350 Sq Feet Of Accommodation





## About this property

Occupying a prime position on one of Abergavenny's most sought-after residential roads on the western side of the town, this spacious three-bedroom terraced bungalow offers around 1,350 sq. ft. of accommodation with excellent scope for refurbishment. The well-proportioned layout includes a 17' lounge with French doors, a 20' principal bedroom, a further generous double bedroom, a single bedroom and three piece bathroom. There is also a front-facing kitchen/breakfast room, which leads to a large separate dining room. There is also an additional shower room, and useful store room. It should be noted that there is a vast attic space which has been partially boarded. While the property would benefit from updating it includes double glazing throughout and modern gas central heating. The property is discreetly located behind a wall and hedging with a private paved seating area to the front and side. To the rear is a small, mainly lawned rear garden framed by mature trees. This is a rare opportunity to create a superb home in a highly desirable location with both town and countryside on its doorstep, that further benefits from no onward chain. PLEASE NOTE - THE PROPERTY INCLUDES A FLYING FREEHOLD (APPROXIMATELY 20%)

## 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 recognised 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 taking the fourth right turn into Chapel Road, just before the roundabout. The property can be found at the end of Chapel Road on the left hand side. The What3Words reference is //sandbags.recount.stem.

## 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 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.

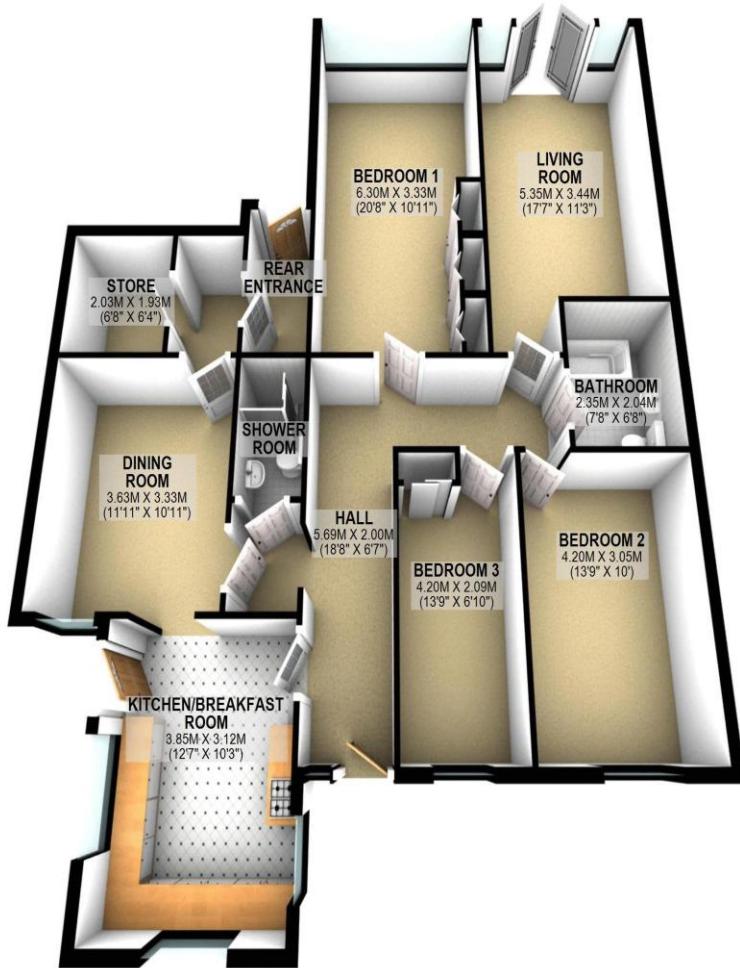
**VIEWING:** Strictly by prior appointment via Christie Residential on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, Christie Residential.

### Consumer Protection from Unfair Trading Regulations 2008.

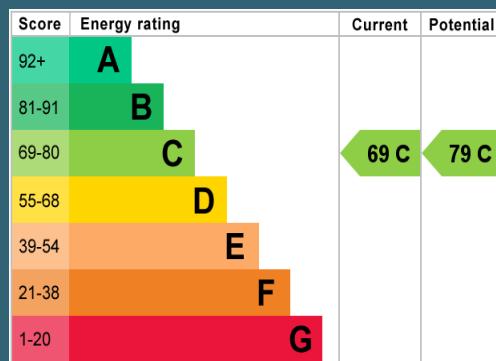
Please be aware that neither **Christie Residential** nor the sellers have tested any apparatus, equipment, fixtures and fittings or services, unless otherwise advised, and therefore it cannot be verified that they are in good working order and fit for the purpose. As a result, buyers are advised to 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.

### GROUND FLOOR

APPROX. 125.5 SQ. METRES (1350.9 SQ. FEET)



TOTAL AREA: APPROX. 125.5 SQ. METRES (1350.9 SQ. FEET)



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