

CHRISTIE

RESIDENTIAL



THE COTTAGE, 24 LANSDOWN ROAD,
ABERGAVENNY, NP7 6AN

A two bedroom bungalow located in a sought after residential road on the northern side of Abergavenny. Offered in good order throughout the property benefits from well proportioned accommodation, a low maintenance patio garden and off street parking for three cars.

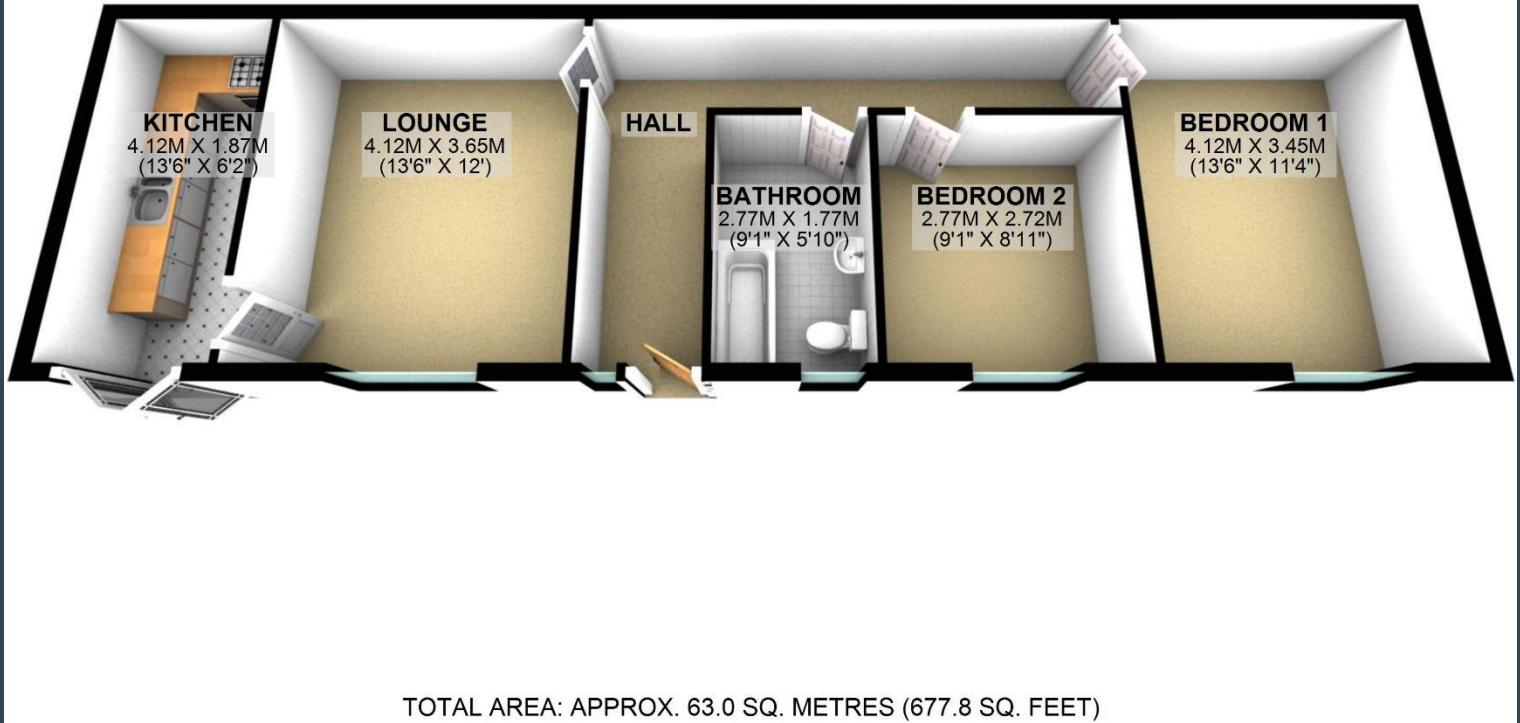
- Two Double Bedrooms
- Sought After Location
- Lounge
- Separate Fitted Kitchen
- Modern Bathroom
- No Onward Chain

PRICE £229,950



GROUND FLOOR

APPROX. 63.0 SQ. METRES (677.8 SQ. FEET)



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		89
(81-91) B	75	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

ABOUT THIS PROPERTY

A two bedroom semi-detached bungalow enjoying a superb location on one of Abergavenny's most sought after residential roads a mile from the bustling town centre. Offered in good order throughout the property affords accommodation comprising a welcoming entrance hall that leads to the lounge and separate modern kitchen with French doors out. In addition, there is a large principal double bedroom, a second further double bedroom and a modern, fully tiled three-piece bathroom. Located in the grounds of Grove Mansions, on the south side of Lansdown Road, the property benefits from a private low maintenance patio garden to the front with driveway providing parking for three cars. Offered with no onward chain.

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, 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.

DIRECTIONS

From our office in Cross Street (NP7 5EU) follow Monk Street (A40) north to the traffic lights. At this point the road becomes Hereford Road. Continue straight for 600 yards before turning left into Lansdown Road. The property can be found towards the end of the road on the left hand side.

USEFUL INFORMATION

COUNCIL TAX: Band E. 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.