



Christie Residential

YOUR HOME, HANDLED WITH CARE

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**Park Street,
Abergavenny**
£275,000

- ♥ Terraced Edwardian House
- ♥ Three bedrooms
- ♥ Living Room With Open Fire
- ♥ Separate Dining Room





About this property

This attractive three-bedroom Edwardian terraced home occupies a sought-after residential position within easy walking distance of Abergavenny town centre and its excellent range of amenities. The ground floor retains its original layout, comprising two well-proportioned reception rooms accessed from a welcoming entrance hall with quarry-tiled flooring. To the front, the living room features exposed floorboards, an open fireplace and a box bay window, while the dining room, also quarry tiled, flows through to a generous kitchen. The kitchen is fitted with a range of floor and wall-mounted units, worksurfaces with tiled splashbacks, a built-in electric oven and gas hob, and benefits from a recently replaced boiler. To the first floor, the spacious principal bedroom spans the full width of the property at the front, complemented by two further good-sized bedrooms and a modern family bathroom. Externally, the property is set behind a low-walled front garden with decorative railings, while the west-facing rear garden offers a patio, lawn and far-reaching views across Abergavenny towards the surrounding mountains. Rich in period character and charm, this delightful home is highly recommended for viewing.

About the location

A popular market town nestled amidst the Seven Beacons with its skyline dominated by the Bloreng 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, 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 central Abergavenny follow Monk Street north to the traffic lights. Turn left into Park Road and continue through the town taking the second available left turn into Merthyr Road. Follow Merthyr Road and take the second right turn into Union Road East. Take the first right into Park Street. The What3Words reference is: holds.entrusted.epic

USEFUL information

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

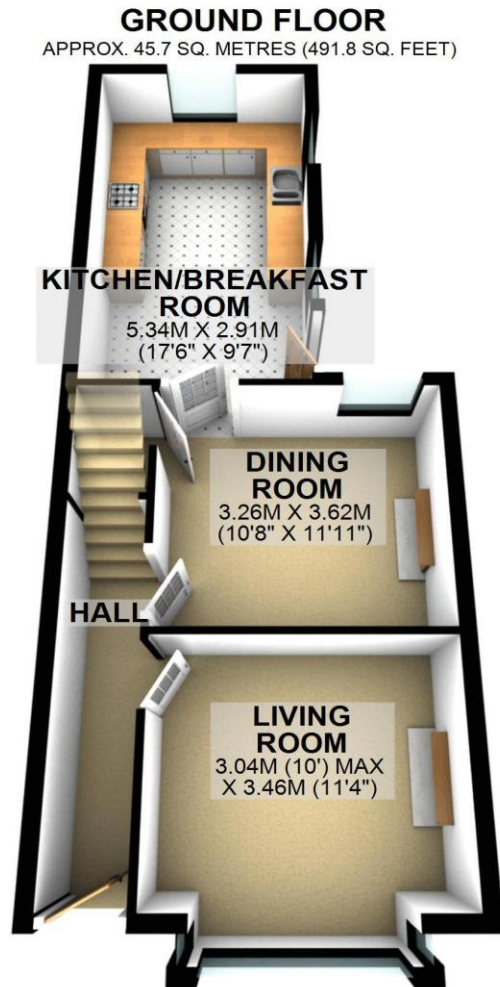
SERVICES: We understand that mains gas, electricity, water & sewerage are connected to the property. Ultrafast broadband is available (provided by Openreach) with an estimated maximum speed of 1800 Mbps. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

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.



TOTAL AREA: APPROX. 90.6 SQ. METRES (974.7 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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