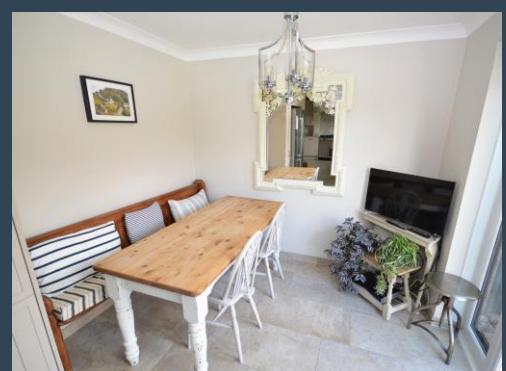


# CHRISTIE

R E S I D E N T I A L



## 12 DE BRAOSE CLOSE, ABERGAVENNY, NP7 9JJ

A superbly presented four bedroom detached house located on a quiet residential cul-de-sac less than a mile from the vibrant town centre of Abergavenny. The property benefits from well-proportioned accommodation throughout as well as delightful south facing rear garden and off street parking.

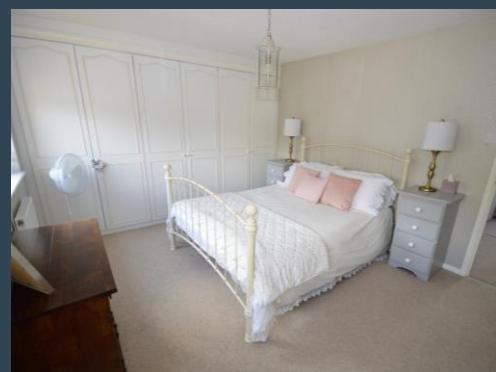
- Four Bedroom Detached
- Lounge With Wood Burning Stove
- Superb Kitchen/Diner
- Master Bedroom With En-Suite
- Garage & Driveway
- Sought After Residential Location

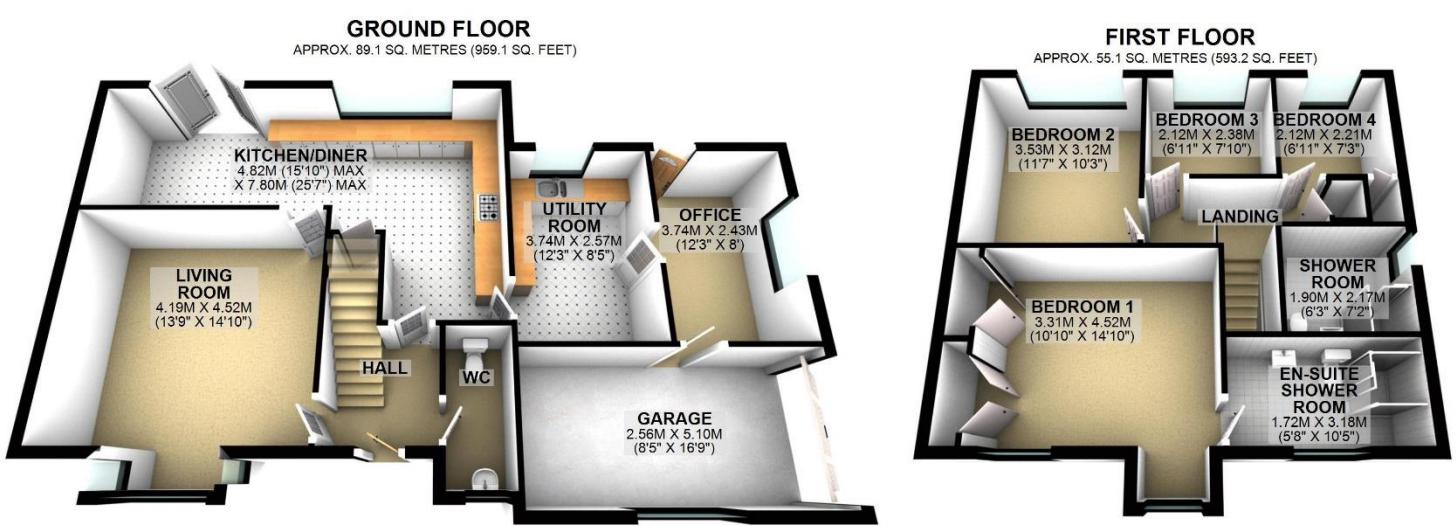
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PRICE

£450,000

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TOTAL AREA: APPROX. 144.2 SQ. METRES (1552.3 SQ. FEET)

## ABOUT THIS PROPERTY

A superbly presented four bedroom detached home located in a quiet cul-de-sac on the popular Ysbytty Fields residential development on the outskirts of Abergavenny. The property affords well-proportioned accommodation throughout with the ground floor comprising an entrance hall, lounge with feature bay window and wood burning stove, and an exceptional 29' kitchen/diner. The kitchen is equipped with a range style oven and finished with quartz worktops and further benefits from French doors out to the garden. In addition, there is a large utility room, craft room/office, downstairs cloakroom and direct access to an integral single garage. Upstairs there is a master bedroom with extensive fitted storage and immaculate en-suite shower room, a second double bedroom with lovely views over the garden, two single bedrooms and a quality shower room. The property is set back behind an attractive, low maintenance front garden with driveway to the side providing parking for two cars. The delightful, south facing garden has been meticulously landscaped by the current owner and comprises a patio to the fore ideally situated to enjoy the superlative southerly views towards the Blorenge Mountain, with central lawn, mature Acer tree, a range of well stocked beds and borders and further patio at the rear. This is an exceptional modern home in a sought after location, less than a mile from the town centre as well as being a short distance from the train station and the walks of Castle Meadows.

## 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, a high street comprising of recognized chains and local department stores, leisure centre, a number of churches and Nevill Hall Hospital. 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, the Chamber Music Society 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

Take the A40, Monmouth Road, out of the Town Centre. After 2/3 of a mile take the right turn into Gobannium Way and then the first right into Llanover Way, followed by the first right into De Braose Close.

## USEFUL INFORMATION

**COUNCIL TAX:** Band F. 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.

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.