

# CHRISTIE

R E S I D E N T I A L



109 HEREFORD ROAD, ABERGAVENNY,  
NP7 6AB

An attractive four bedroom house conveniently located to the north of Abergavenny town centre. This semi-detached home benefits from well-proportioned accommodation throughout with front and rear gardens and off road parking for two cars. Offered with no onward chain.

- Edwardian Semi-Detached House
- Four Bedrooms
- No Onward Chain
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room

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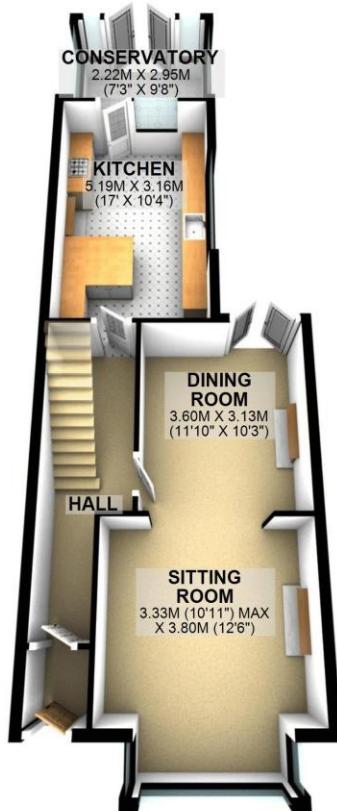
PRICE £350,000

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## GROUND FLOOR

APPROX. 59.5 SQ. METRES (640.8 SQ. FEET)



## FIRST FLOOR

APPROX. 52.6 SQ. METRES (566.0 SQ. FEET)



TOTAL AREA: APPROX. 112.1 SQ. METRES (1206.8 SQ. FEET)

## ABOUT THIS PROPERTY

A well-proportioned four bedroom Edwardian semi-detached home situated in an elevated position half a mile from Abergavenny town centre. The property boasts generous accommodation throughout with a ground floor comprising of an entrance hall with original tiled flooring, sitting room with feature bay window, dining room with patio doors, and an impressive modern fitted kitchen/breakfast room leading to a conservatory with doors to the garden. Upstairs there are four bedrooms and a modern family bathroom. The property is accessed via a gated front garden with steps leading up from road level, with an area of lawn and fabulous views across Abergavenny towards the Blorenge Mountain. A path runs to the side of the house opening onto a paved area with a pergola over, the rear garden has paved pathways, raised planters and an area of lawn with a gate to a two car driveway accessed by a lane at the rear of the house. Further benefits include double glazing throughout, and modern gas central heating.

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 in Cross Street (NP7 5EU) follow Monk Street North to the traffic lights. At this point the road becomes Hereford Road. The property can be found on the right hand side opposite the turning to Lansdown Road.

## 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. Ultrafast broadband is available (provided by Openreach) with an estimated maximum speed of 1000 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.