



Christie Residential

YOUR HOME, HANDLED WITH CARE

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**Hereford Road, Mardy
Abergavenny**
£475,000

- ♥ Detached Bungalow
- ♥ Two Double Bedrooms
- ♥ Exceptionally Generous Accommodation
- ♥ Large Garden & Extensive Parking





About this property

Occupying a generous plot on the northern fringe of Abergavenny, this exceptionally spacious two-bedroom detached bungalow offers well-proportioned accommodation, extensive parking, and mature gardens with attractive open views. Set slightly elevated from the road, with sweeping steps up to a full width veranda and entrance, the property enjoys a wonderful sense of space both inside and out. Inside, the accommodation is notably generous for a two-bedroom home. A central entrance hall leads on one side through to a 22' dining room which forms the heart of the property, which in turn opens through to a separate living room, off which is a study/bedroom. At the rear there is a large kitchen/diner with separate access and there is also a 17' conservatory which augments the living accommodation even further. On the other side of the entrance hall there are two equally proportioned, large double bedrooms both with extensive fitted storage, and a four piece family bathroom which, like the kitchen, was fitted by the well regarded local company, Mirage. The accommodation is completed by a WC/utility room which has access to the vast, boarded attic space. The property is set back behind a mature, landscaped frontage planted with a wealth of mature shrubs, trees and borders. There is also a generous parking area and access to a 34' garage which runs below the bungalow with 'up and over' doors to both front and rear. The driveway extends through to the substantial west facing garden which has been meticulously planted with mature shrubs, and established beds creating a wonderful outdoor space with lovely views to the Deri Mountain. Among a number of discreet seating areas is a large patio accessed directly from the conservatory. Altogether, this is a rare opportunity to acquire an unusually spacious bungalow in a well-regarded village setting, offering generous living space, a large plot, and excellent potential for further enhancement. Offered with no onward chain.

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 the Angel Hotel on Cross Street in the centre of Abergavenny (NP7 5EU) follow Monk Street (A40) north for 1.2 miles as it becomes Hereford Road. The property can be found on the left hand side just before the turning into Greystones Road. The What3Words reference is ///jugs.desktop.green.

USEFUL information

COUNCIL TAX: Band G. 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.

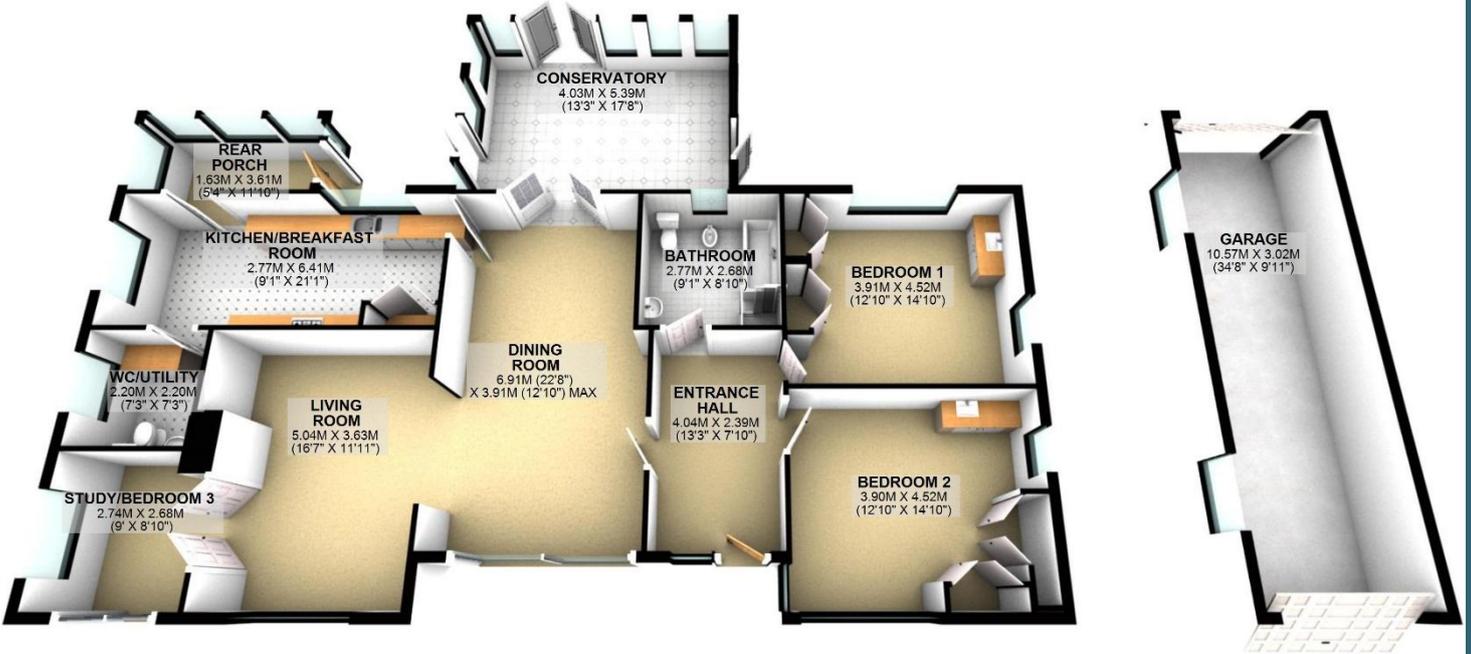
VIEWING: Strictly by prior appointment via Christie Residential on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, Christie Residential.

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. 192.5 SQ. METRES (2071.6 SQ. FEET)



TOTAL AREA: APPROX. 192.5 SQ. METRES (2071.6 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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