



**Christie
Residential**
YOUR HOME, HANDLED WITH CARE

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**Holywell Crescent
Abergavenny
£495,000**

- ♥ Four Bedroom Detached Home
- ♥ Generous & Well-Presented Accommodation
- ♥ Lounge & Sitting Room
- ♥ Large Kitchen Diner With Two Utility Areas





About this property

A very well presented four-bedroom detached home enjoying a sought after location on Holywell Crescent, moments from Abergavenny train station and within easy reach of the vibrant town centre. Offering generous, well-planned accommodation and extensive parking, this is an excellent home offering both space and convenience. The ground floor is arranged around a welcoming entrance hall that leads to the front facing lounge. There is a further 18' sitting room which open directly into a sizeable conservatory, creating an ideal area for relaxing or entertaining with views over the garden. The impressive kitchen/diner provides extensive worktop space, integrated appliances including a triple oven and induction hob, and a generous dining area with French doors out to the garden. Off the kitchen is a utility room beyond which is a further utility area/boot room with side access. The ground floor accommodation is completed by a guest WC. Upstairs, the principal bedroom includes fitted wardrobes and a modern en-suite shower room. Three further bedrooms—all with built-in storage—are served by a well-appointed family bathroom. The property is approached via a block-paved driveway offering generous parking and leading to the detached 17' square double garage. To the rear, the garden enjoys a good degree of privacy and is designed for ease of maintenance, with a patio to the fore, and lawned areas to that wrap around the side of the property, framed by established planting.

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 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 Abergavenny town centre (NP7 5EU) head on the A40 toward the Bus Station and Monmouth Road. After the Bus Station take the first left into Holywell Road and then the second right into Holywell Road East which quickly becomes Holywell Crescent. At the top of the hill the road bears right and then take the first available left which leads to a small cul-de-sac overlooking the green. The property can be found at the end of this section of road on the right hand side.
What3words reference - ///drifters.trapdoor.taken

USEFUL information

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

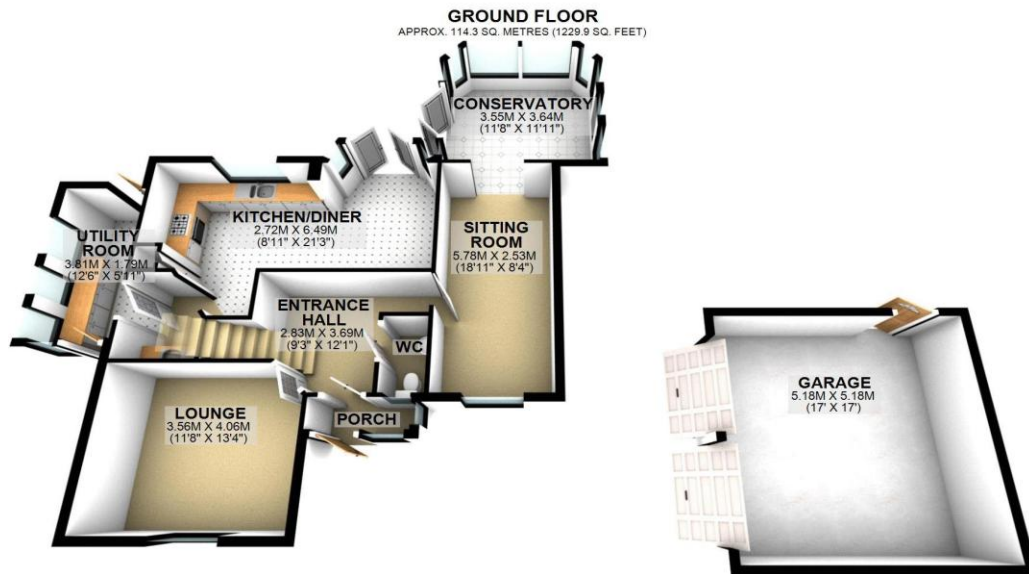
SERVICES: We understand that mains gas, electricity, water & sewerage are connected to the property. Superfast broadband is available (provided by Openreach/Ogi) with an estimated maximum speed of 1800 mbs. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

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.



TOTAL AREA: APPROX. 178.8 SQ. METRES (1924.1 SQ. FEET)



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