

# CHRISTIE

R E S I D E N T I A L



## 23 MAES Y LLARWYDD, ABERGAVENNY, NP7 5LQ

A three bedroom modern home conveniently located in the popular Maes Y Llarwydd development within easy reach of Abergavenny town centre and train station. Offered in very good order, the property benefits from a 17' lounge, principal bedroom with en-suite shower, and a superb landscaped rear garden.

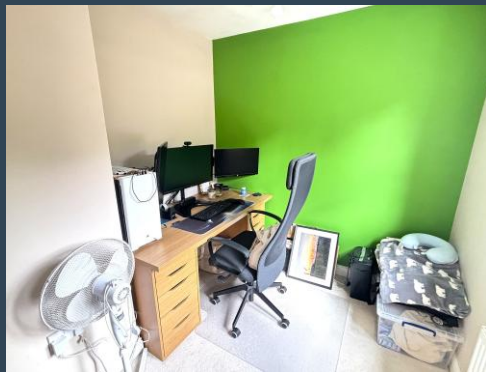
- Modern Three Bedroom House
- Sought After Residential Location
- Large Kitchen/Diner
- Family Bathroom & En-Suite Shower
- Superb Rear Garden
- Attached Single Garage & Parking

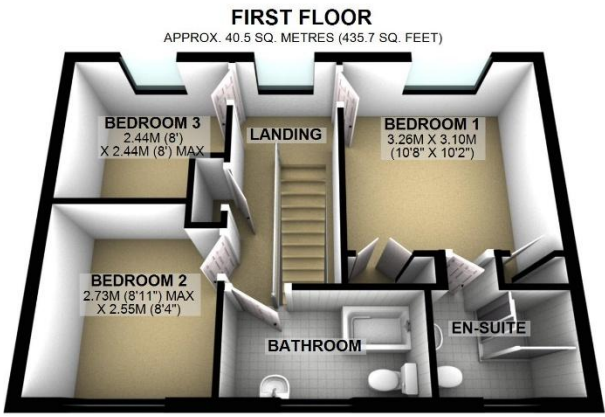
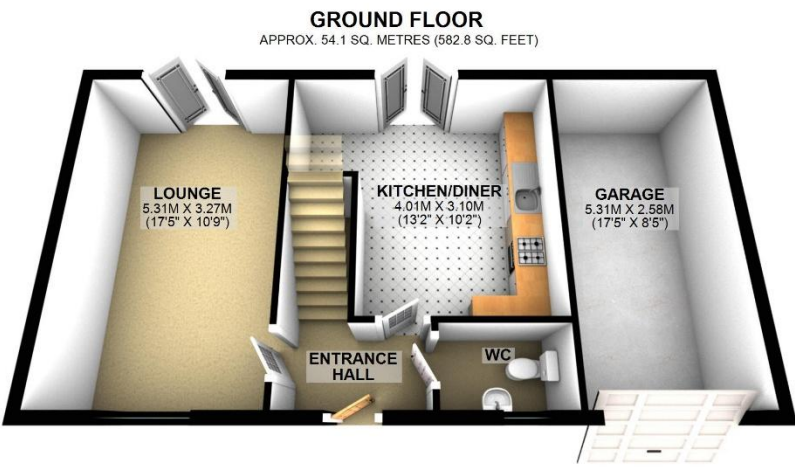
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PRICE	£320,000
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TOTAL AREA: APPROX. 94.6 SQ. METRES (1018.5 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# CHRISTIE

RESIDENTIAL

## ABOUT THIS PROPERTY

A very well presented three bedroom mid-terrace home situated in an elevated position on the popular Maes Y Llarwydd development, half a mile from Abergavenny Town Centre and a short walk to the train station. The property affords well-proportioned accommodation with the ground floor comprising an entrance hall leading to a 17' lounge with French doors to the rear, modern kitchen/diner with integrated appliances and further garden access, and a downstairs WC. Upstairs there is a principal bedroom with en-suite shower room and fitted storage, second double bedroom, single bedroom and smartly presented family bathroom. To the rear, there is a superb, landscaped garden conceived for low maintenance and entertaining. It includes a gravelled area to the fore with raised beds, water feature and useful additional of a large timber storage shed. Beyond this two elevated terraces, providing various seating areas interspersed with well stocked beds and borders. With the additional benefit of an attached 17' garage and parking to the front, this is an excellent modern home that within easy reach of Abergavenny's vibrant town centre and transport links.

## 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 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 (A40) north and take the first right into Lower Monk Street. Continue for some 300 metres and proceed straight over at the mini roundabout and up the hill, taking the first right into Maes Y Llarwydd. The What3Words reference is [///steadily.adopts.obviously](#).

## 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/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. The attached garage is Leasehold (999 years from 2006) with a contribution of 1/5 towards the buildings insurance to the attached coach house. 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.

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### 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.