



Christie Residential

YOUR HOME, HANDLED WITH CARE

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39 Plas Elyrch
Abergavenny
£355,000

- ♥ Second Floor Retirement Apartment
- ♥ Sought After Town Centre Development
- ♥ Two Double Bedrooms
- ♥ 19' Lounge/Diner





About this property

A well-proportioned two bedroom apartment situated on the second floor of the highly sought-after Plas Elyrch retirement development, just a short walk from the wide range of amenities available in Abergavenny town centre. Presented in excellent order throughout, the accommodation comprises an entrance hall leading to a spacious 19' lounge/diner with doors opening onto a private balcony that benefits from afternoon and evening sunshine, and a stylish, fully fitted kitchen with integrated appliances. The property includes a generous master bedroom with a Juliet balcony, walk-in wardrobe fitted with shelving and hanging rails, and an en-suite shower room featuring a low level shower tray and Japanese-style toilet with auto flush, washlet and warm air dryer. There is also a large second double bedroom and a separate shower room. A utility space houses the water tank, air purification system and washer/dryer. Built by McCarthy & Stone in 2021, Plas Elyrch offers independent retirement living for the over 60s, supported by an experienced House Manager. Residents benefit from a range of excellent facilities including a large communal lounge hosting regular activities and events, a friendly and established community, and a 24-hour emergency call system with lifeline pendant for peace of mind. Outside, there are well-maintained communal gardens, including a superb roof terrace accessed by stairs or lift, complete with its own kitchenette and bathroom, providing delightful panoramic views across the town. Further benefits include allocated parking for one car and an enviable central location within the town. Altogether, this is an exceptional home in one of Abergavenny's most desirable retirement developments.

Abergavenny is a popular market town nestled among the Seven Beacons and framed by the Bloreng and Sugar Loaf mountains, known as the Gateway to Wales. Located twelve miles from the English border and just south of the Black Mountains in the Bannau Brycheiniog National Park, the town is steeped in history - originally a Roman fort before becoming a medieval walled settlement. Today, Abergavenny is a vibrant market town offering a wealth of amenities, including major supermarkets, weekly retail and farmers' markets, a mix of high-street chains and independent stores, a popular theatre, leisure facilities, several churches, and Nevill Hall Hospital. There is an annual food festival - the largest in Wales, and a vibrant social and cultural scene. Its strategic position makes it the transport hub of the area, with a mainline railway station providing easy access across the UK, the A465 (Heads of the Valleys Road) just a mile away, and the M50 and M4 reachable within 25 minutes. A large bus station also offers routes to nearby towns, villages, and Cardiff. For more information on local services and community facilities, visit www.monmouthshire.gov.uk or call 01633 644488.

Directions

From central Abergavenny take Nevill Street and bear to the right into Tudor Street. Plas Elyrch can be found on the right hand side prior the junction with Baker Street.

USEFUL information

COUNCIL TAX: Band D. 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 1800 Mbps. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

TENURE: We believe the property to be leasehold with 995 years remaining. There is a monthly service charge of £396.17 inclusive of water rates and building insurance. There is a six monthly ground rent payable of £247.50. 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. 80.1 SQ. METRES (862.5 SQ. FEET)



TOTAL AREA: APPROX. 80.1 SQ. METRES (862.5 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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