

CHRISTIE

R E S I D E N T I A L



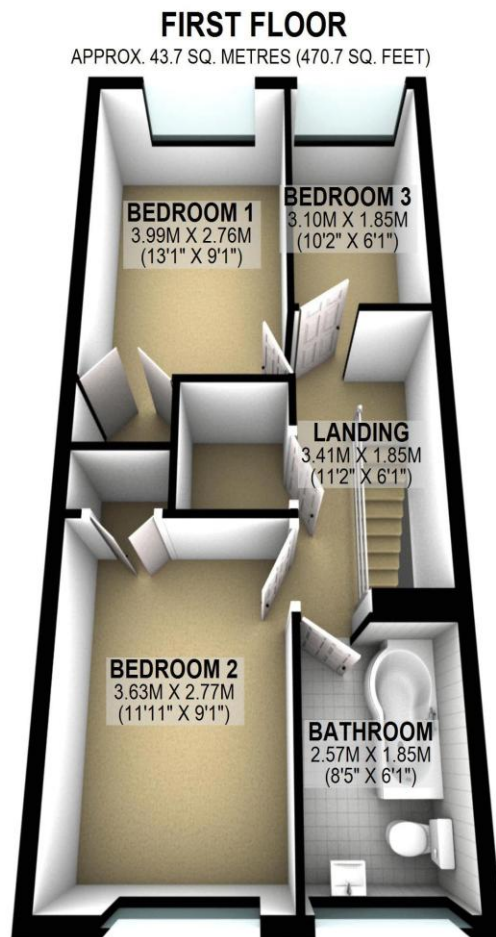
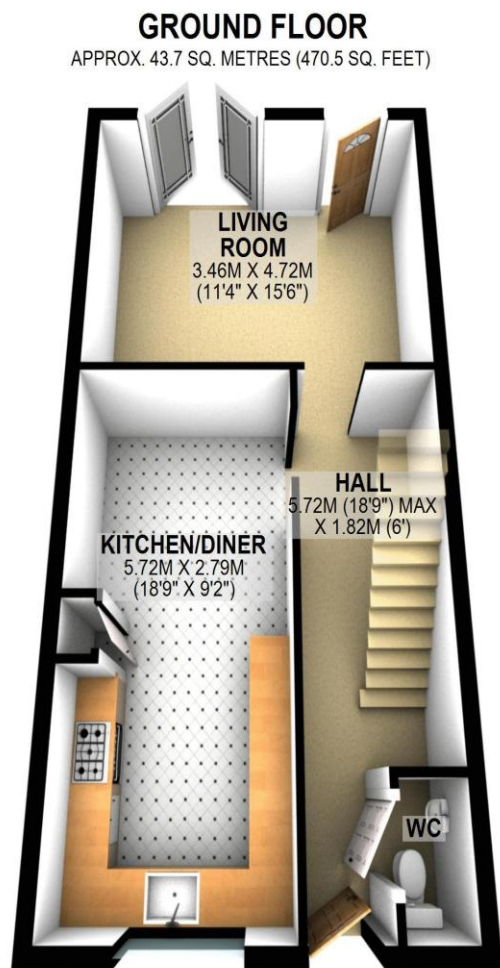
70 DAN Y DERI, ABERGAVENNY, NP7 6PL

A characterful three bedroom mid terrace property located on a residential estate on the northern edge of Abergavenny. Substantially improved by the current owners, the property benefits from well-proportioned accommodation including an 18' kitchen/diner and a low maintenance rear garden.

- Three bedroom Mid Terrace
- 15' Lounge With French Doors
- Large Kitchen/Diner
- Family Bathroom & Downstairs WC
- Low Maintenance Rear Garden
- No Onward Chain

PRICE	£235,000
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TOTAL AREA: APPROX. 87.4 SQ. METRES (941.2 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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ABOUT THIS PROPERTY

A well-presented and characterful three-bedroom mid-terrace home located in a popular residential area on the edge of Abergavenny, offering generous living space, and stylish finishes throughout. The ground floor accommodation comprises a welcoming hall leading through to a spacious living room, with rear French doors providing access to the garden. The contemporary 18' kitchen/diner provides a further social space, complete with a range-style cooker. A useful downstairs WC and external store complete the ground level. Upstairs, the property offers three well-proportioned bedrooms with lovely views to the rear and extensive storage. There is also a white tiled, family bathroom. The property is set back behind an attractive frontage with extensively planted beds and borders. To the rear there is a low maintenance garden designed for entertaining, laid to patio and including a large, bespoke timber awning. This is a unique home within easy reach of local amenities, including local schools that further benefits from no onward chain.

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 our office on Cross Street, follow Monk Street (A40) north to the traffic lights. Continue up the hill for a further $\frac{3}{4}$ of a mile and take the left hand turn into Llwynu Lane immediately after the sign for Mardy. Just before Deri View school on the left hand side turn right into St Davids Road and then take the first left into Dan Y Deri. The What3Words reference is [///trams.money.negotiators](https://www.what3words.com/#!/trams.money.negotiators).

USEFUL INFORMATION

COUNCIL TAX: Band C. 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.