



Christie Residential

YOUR HOME, HANDLED WITH CARE

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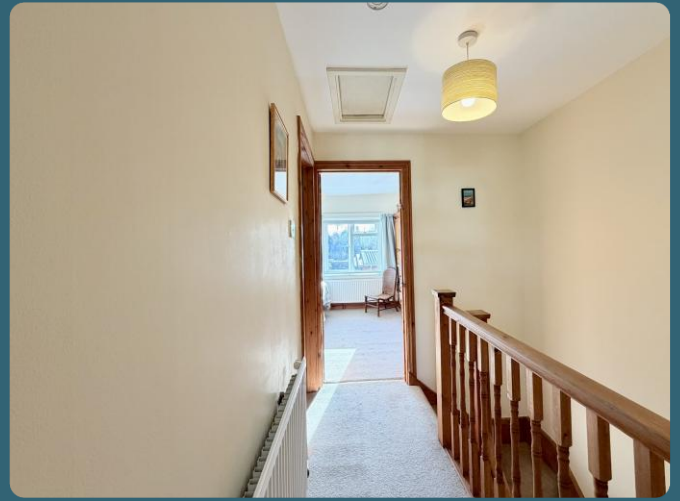
Email: hello@christieresidential.co.uk

Trinity Street,
Abergavenny

£265,000

- ♥ Victorian Terraced House
- ♥ Two Double Bedrooms With Mountain Views
- ♥ Parking Space
- ♥ 17' Lounge / Diner





About this property

A charming two-bedroom Victorian terraced home, ideally situated just a short walk from Abergavenny town centre, Linda Vista Gardens, and a wide range of local amenities. Beautifully presented throughout, the ground floor features a spacious 17' lounge/diner, and a re-fitted kitchen to the rear. Upstairs, there is a principal double bedroom, a second double bedroom, and a modern re-fitted three-piece bathroom. Both bedrooms have mountain views across Abergavenny. The rear garden offers a welcoming patio area leading onto a level lawn, with an additional terrace housing a timber storage shed. Beyond this lies gated parking for one vehicle, the gates have recently been replaced. This delightful home not only boasts a superb central location but also benefits from replacement windows and doors, gas central heating, and a recently built rear porch.

About the location

A popular market town nestled amidst the Seven Beacons with its skyline dominated by the Blorenges 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 central Abergavenny follow Lower Castle Street (next to the Angel Hotel) up the hill and bear to the right into Tudor Street. Take the third right turn into Pant Lane and then the first right into Trinity 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. Superfast 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 Freehold. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.

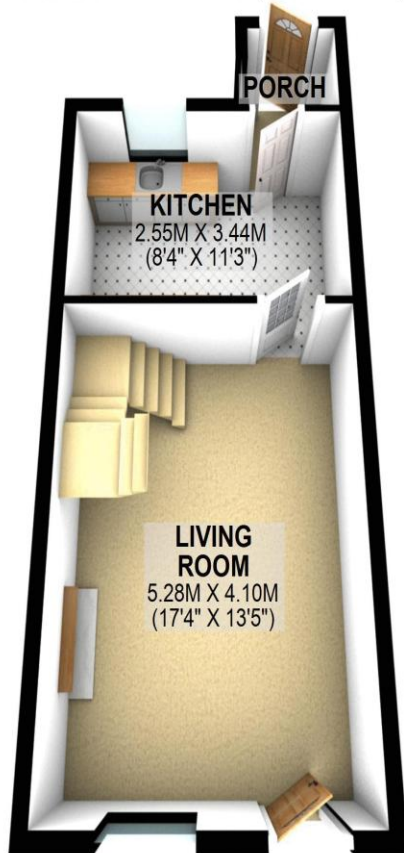
VIEWING: Strictly by prior appointment via Christie Residential on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, Christie Residential.

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. 32.7 SQ. METRES (351.8 SQ. FEET)



FIRST FLOOR

APPROX. 30.8 SQ. METRES (331.7 SQ. FEET)



TOTAL AREA: APPROX. 63.5 SQ. METRES (683.4 SQ. FEET)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 71 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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