

CHRISTIE

R E S I D E N T I A L



16 CHESTNUT DRIVE, ABERGAVENNY, NP7 5JZ

A newly refurbished four bedroom detached home located in Parc Pen-Y-Fal on the edge Abergavenny. Offered in exceptional order throughout, the property offers extensive open plan living accommodation, and further benefits from a low maintenance garden and extensive parking.

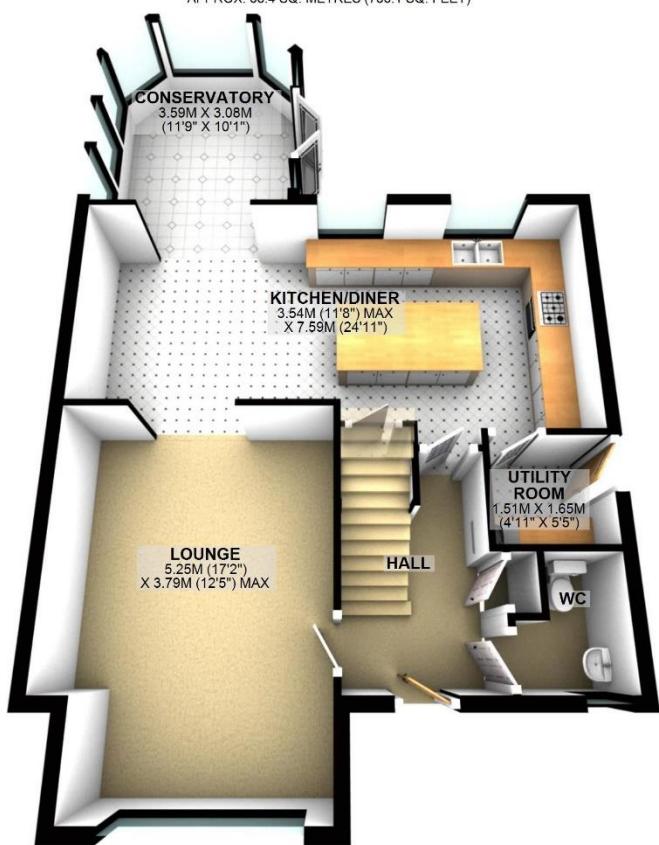
- Detached Four Bedroom House
- Refurbished Throughout
- 17' Lounge
- Open Plan Kitchen / Diner
- Exceptional Four Piece Family Bathroom
- Double Garage & Driveway Parking

PRICE £525,000



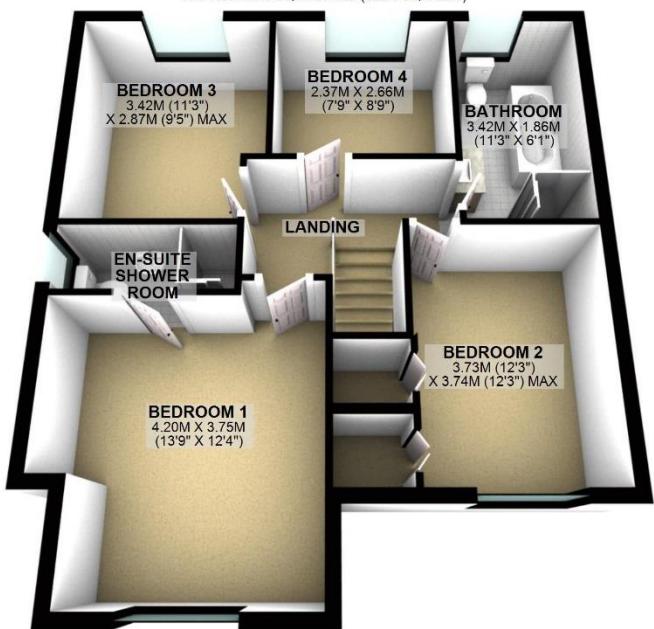
GROUND FLOOR

APPROX. 68.4 SQ. METRES (736.1 SQ. FEET)



FIRST FLOOR

APPROX. 58.8 SQ. METRES (633.1 SQ. FEET)



TOTAL AREA: APPROX. 127.2 SQ. METRES (1369.3 SQ. FEET)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

ABOUT THIS PROPERTY

An exceptionally well presented, detached four bedroom house situated in the sought after Parc Pen-Y-Fal residential development less than a mile from the vibrant town centre of Abergavenny. The property has been refurbished throughout by the current owners incorporating quality fixtures and fittings throughout, to create a stylish and welcoming, modern home. The property affords well proportioned accommodation throughout with the ground floor comprising an entrance hall, which leads to the largely open plan living space. This includes a 17' lounge with wood burning stove, open to the dining room and through to the superbly appointed kitchen breakfast area, with newly laid herring bone wood flooring throughout. The kitchen has been fitted with a range of high quality units and includes a central island, all finished with quartz worktops. It includes a range of Neff appliances including two eye level ovens and dishwasher with the washing facilities housed in the separate utility room. In addition, the ground floor includes a conservatory and guest WC. Upstairs the tranquil master bedroom benefits from a newly fitted en-suite shower room while there are two further double bedrooms and a comfortable single bedroom. Of particular note is the immaculate four piece family bathroom with freestanding bath and walk-in shower. The property is set back behind an attractive but low maintenance front garden with driveway providing parking for several cars and access to the 17' double garage with electric door. The rear garden has been reimagined as part of the refurbishment to create a fabulous place to relax and entertain while being low maintenance. It largely comprises a patio framed by a raised flower bed, built with railway sleepers, extensively planted with flowers and well stocked with shrubs. This is a truly impressive home enjoying a superb location that provides easy access to the wide-ranging amenities of the town, within walking distance of the railway station, yet offering a tranquil setting with countryside walks only moments away.

Abergavenny is 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, weekly retail and farmers markets, a high street comprising of recognized chains and local department stores, leisure centre, a number of churches and Nevill Hall Hospital. 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 meters and then proceed straight on at the mini roundabout. Take the third left into Chestnut Drive,

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.

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.