



Christie Residential

YOUR HOME, HANDLED WITH CARE

Tel: 01873 852221

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The Newlands, Mardy,
Abergavenny

£245,000

- ♥ Mid Terrace House
- ♥ Two Bedrooms
- ♥ Lounge & Conservatory
- ♥ South Facing Garden & Garage





About this property

A modern two-bedroom mid-terrace home set within a popular residential development in the village of Mardy, on the northern edge of Abergavenny. The property offers thoughtfully arranged accommodation, beginning with an entrance hall leading to a fitted kitchen and a comfortable, well-proportioned lounge. Patio doors open into a conservatory, currently used as a dining area and providing a pleasing outlook over the garden. Upstairs, the main bedroom overlooks the rear garden, while a second single bedroom and a three-piece bathroom complete the first floor. Outside, the south-facing garden has been significantly improved by the current owner to create an attractive and sunny space for relaxing or entertaining, while remaining largely low maintenance. It features a patio area, well-stocked borders, a central section of decorative chippings, and gated rear access. The property also benefits from driveway parking for one car leading to a single garage. The property also benefits from excellent residential location within easy reach of the village's local amenities and just over a mile from the wide range of shops, cafés, and services available in Abergavenny.

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, 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. Furthermore there is a large bus station with an extensive range of routes to neighbouring towns and villages and as far afield as Cardiff. For further information on school catchment areas and community provisions go to www.monmouthshire.gov.uk or call 01633 644488.

Directions

From the Angel Hotel on Cross Street (NP7 5EU) in the centre of the town follow Monk Street (A40) north to the traffic lights and continue over into Hereford Road. after 3/4 mile having passed the sign for Mardy take the second right turn into The Newlands. The What3Words reference is [///tungsten.fairness.publisher](https://www.what3words.com/#!/tongsten.fairness.publisher).

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 1800 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.

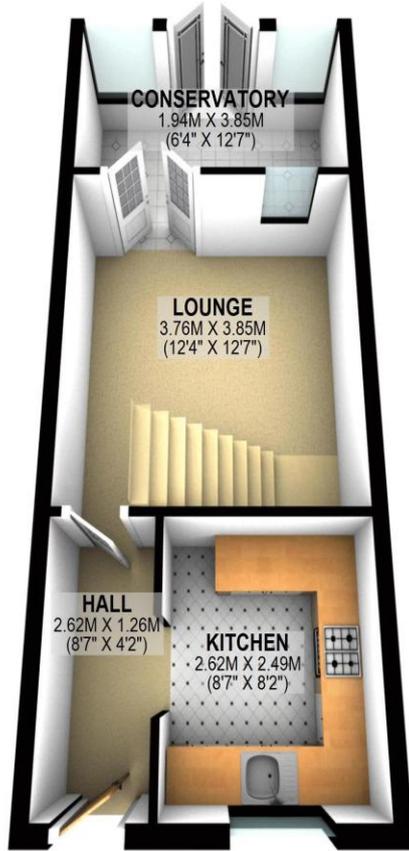
VIEWING: Strictly by prior appointment via Christie Residential on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, Christie Residential.

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.

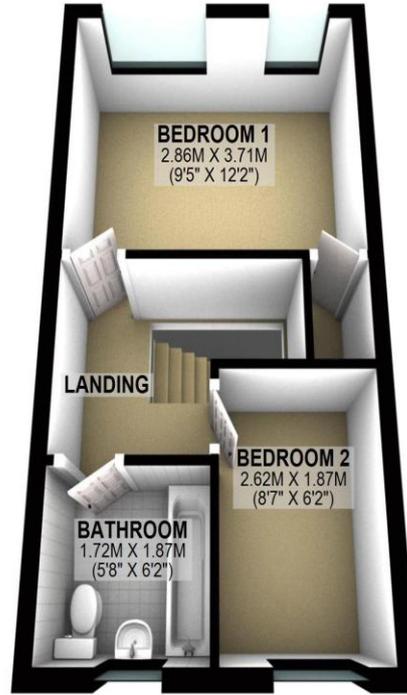
GROUND FLOOR

APPROX. 32.8 SQ. METRES (352.8 SQ. FEET)



FIRST FLOOR

APPROX. 25.5 SQ. METRES (274.4 SQ. FEET)



TOTAL AREA: APPROX. 58.3 SQ. METRES (627.2 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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