

CHRISTIE

R E S I D E N T I A L



27 PARK CRESCENT, ABERGAVENNY, NP7 5TH

A recently re-decorated two bedroom terraced house situated within walking distance of Abergavenny town centre. The property benefits from well-proportioned accommodation throughout including a large through lounge/diner as well as a useful loft room. Offer with no onward chain.

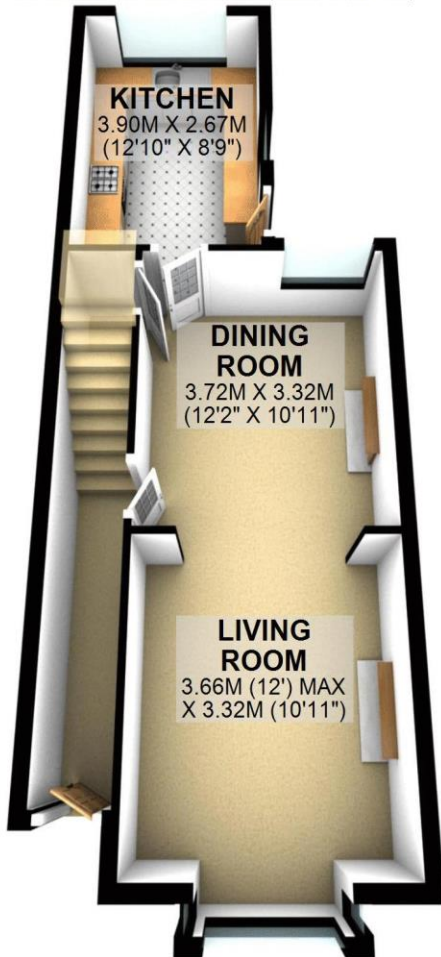
- Victorian Mid Terrace
- Two Bedrooms
- Through Lounge/Diner
- Converted Attic Room
- Large Rear Garden
- No Onward Chain

PRICE	£269,950
-------	----------



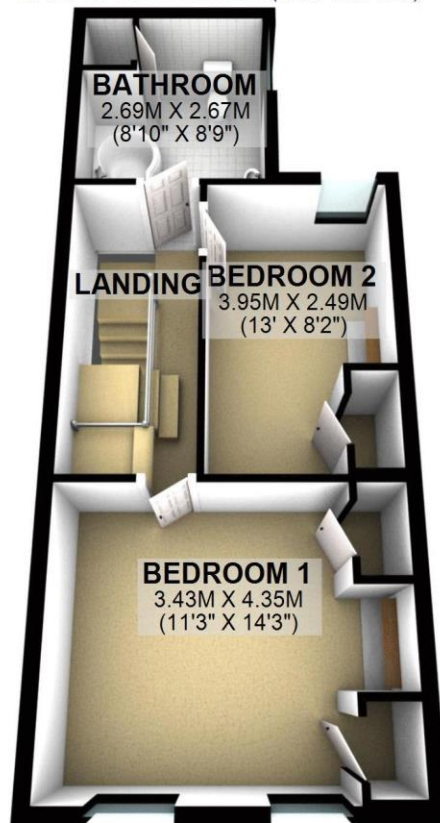
GROUND FLOOR

APPROX. 42.9 SQ. METRES (462.0 SQ. FEET)



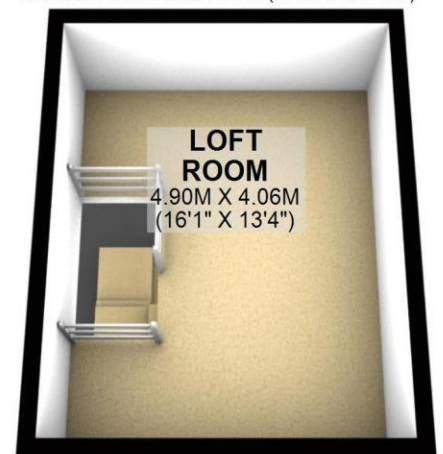
FIRST FLOOR

APPROX. 40.0 SQ. METRES (430.4 SQ. FEET)



SECOND FLOOR

APPROX. 19.9 SQ. METRES (214.1 SQ. FEET)



TOTAL AREA: APPROX. 102.8 SQ. METRES (1106.5 SQ. FEET)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

CHRISTIE

R E S I D E N T I A L

ABOUT THIS PROPERTY

A smartly presented two bedroom terraced property situated within each reach Abergavenny's vibrant town centre as well as nearby Bailey Park. Recently redecorated throughout, the property affords well-proportioned accommodation throughout with the ground floor comprising an entrance hall, 24' lounge/diner and modern fitted kitchen. Upstairs there are two double bedrooms and a large bathroom, with the further benefit of a useful loft space accessed via a staircase from the first floor landing. The front of the property is enclosed by railings with a gate leading to the front door, and a private rear garden with a paved patio, brick built barbeque and steps up to an area of lawn. The property further benefits from no onward chain, gas central heating and double glazing throughout.

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, popular bi-weekly, a high street comprising of recognized chains and local department stores, leisure centre, a number of churches and Nevill Hall Hospital. 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, the Chamber Music Society 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. 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 our office in Cross Street (NP7 5EU) follow the road to the end and bear right past the Market Hall and into Market Street. Follow to the T-junction and turn right into Lion Street. Follow to the T-junction and turn left into Monk Street (B4521). Carry on until the traffic lights. At this point the road becomes Hereford Road. Continue straight for 400 yards before taking the 3rd left into Park Crescent.

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.

TENURE: We have been advised that the property is leasehold (999 years from 1892). There is no ground rent payable. 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.