

# CHRISTIE

R E S I D E N T I A L



## 74 HOLYWELL CRESCENT, ABERGAVENNY, NP7 5LG

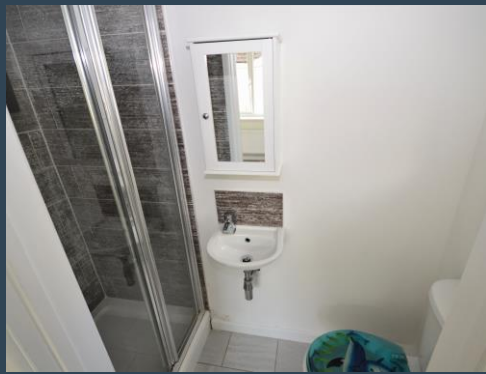
A detached two double bedroom bungalow located in a popular residential area of Abergavenny, convenient for local amenities and a short walk from the train station. Offered in very good order throughout, further benefits include extensive driveway parking and no onward chain.

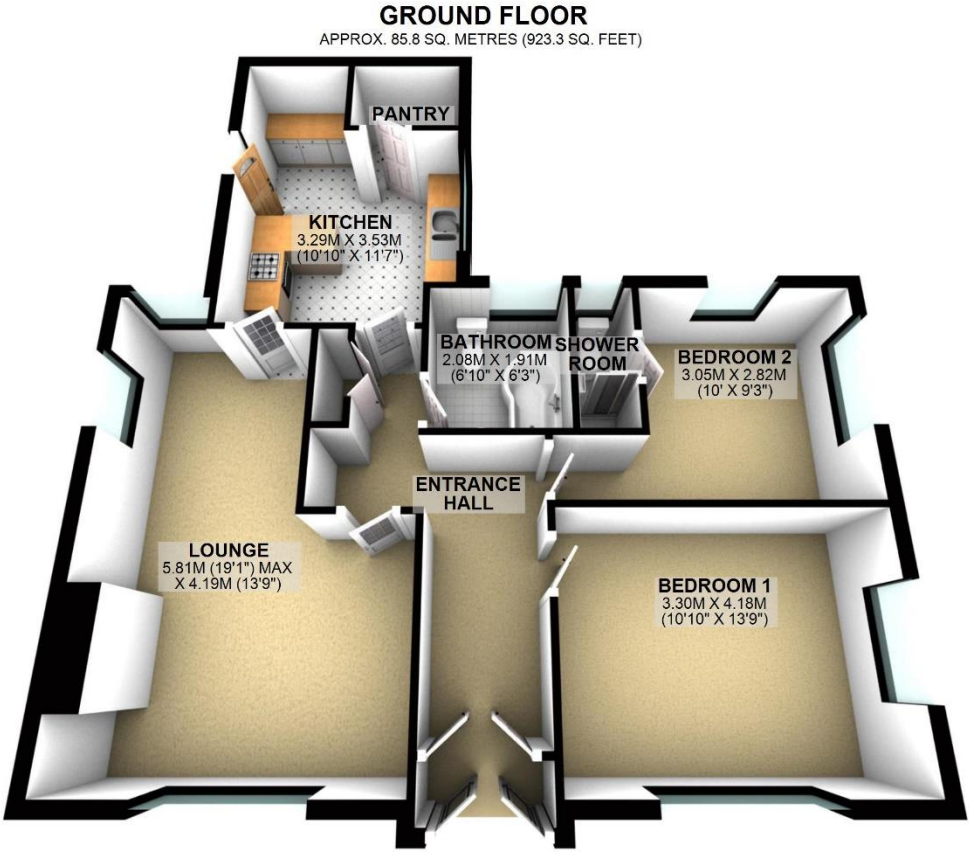
- Detached Bungalow
- Two Double Bedrooms
- Large Lounge/Diner
- Modern Fitted Kitchen With Pantry
- Bathroom & En-Suite Shower Room
- Garden With Views Of The Blorengie

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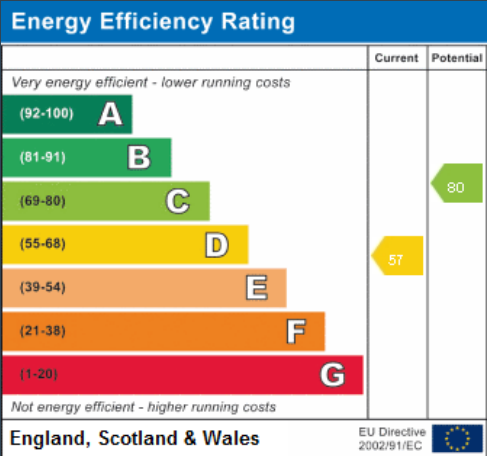
PRICE	£335,000
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TOTAL AREA: APPROX. 85.8 SQ. METRES (923.3 SQ. FEET)





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## ABOUT THIS PROPERTY

An attractive double fronted detached bungalow, situated in sought after, Holywell Crescent, only a short walk from Abergavenny train station and the wide ranging amenities of the town Centre. The property affords well balanced accommodation and has undergone wholesale updating in the last five years to include renewal of the wiring and heating system. It comprises a central entrance hall, 19' L-shaped lounge/diner with feature fireplace and modern fitted kitchen with pantry. The principal bedroom to the front of the property enjoys superb views across the town to the Bloreng Mountain, and there is a second double bedroom with modern en-suite shower room, as well as a stylish bathroom. The property is set back behind a substantial front garden largely laid to lawn with pressed concrete driveway, providing parking for numerous cars. The garden wraps around to the side and rear and comprises a further area of lawn, gravelled seating area to enjoy the superlative views, flower beds and includes a greenhouse to the side. Offered with 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, 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 on Cross Street (NP7 5EU) head away from the Town Centre on the A40 toward the Bus Station and Monmouth Road. After the Bus Station take the first left into Holywell Road and then the second right into Holywell Road East which quickly becomes Holywell Crescent. At the top of the hill take the first left and the property can be found overlooking the green on the left hand side.

## USEFUL INFORMATION

**COUNCIL TAX:** Band E. 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.