

CHRISTIE

R E S I D E N T I A L



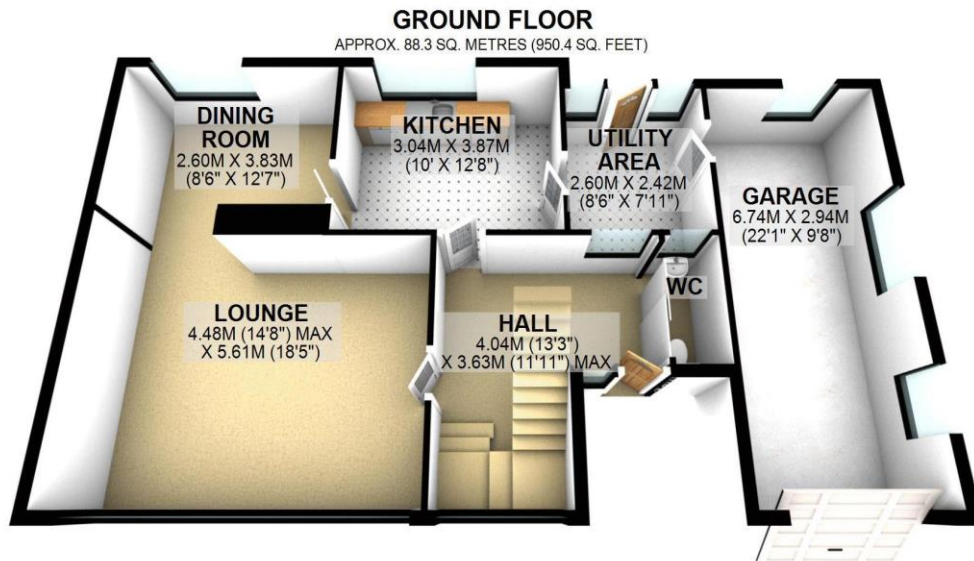
33 KNOLL ROAD, ABERGAVENNY, NP7 7AN

A three bedroom detached property enjoying a sought after location on the Western side of Abergavenny, within the catchment of Cantref School. The property represents an exciting refurbishment opportunity and benefits from mature front and rear gardens, ample parking and no onward chain.

- Three Bedroom Detached
- Refurbishment Opportunity
- 18' Lounge
- Kitchen/Breakfast Room
- Utility & Downstairs WC
- Attached Garage & Driveway

PRICE	£395,000
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TOTAL AREA: APPROX. 143.7 SQ. METRES (1546.4 SQ. FEET)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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ABOUT THIS PROPERTY

An exceptionally well located three bedroom detached home situated on Knoll Road on the edge of Bailey Park in the sought after western side of Abergavenny. Available on the open market for the first time since it was built in the early 1960s, the property represents a prime refurbishment opportunity to create an exceptional family home. The house offers undoubted potential to extend on both levels (subject to the necessary consents) to augment the existing accommodation. The ground floor currently comprises a welcoming entrance hall which leads to the 18' lounge, a feature of which is the large window to the front providing fabulous views towards the Bloreng Mountain. The lounge is open to a separate dining area, which leads to the kitchen/breakfast room overlooking the garden. In addition, there is a utility area to the rear, downstairs WC and direct access to the attached 22' garage. Upstairs there are two generous double bedrooms, the largest of which, again benefits from superb views across the town, a single bedroom, and family bathroom. The property is set back behind an attractive front garden largely laid to lawn with a driveway providing parking for two cars. The mature rear garden is a great opportunity for more green fingered buyers. It is largely laid to lawn with numerous beds, borders, shrubs and trees and further benefits from a separate section to the rear which historically was a fertile vegetable garden. This is wonderful opportunity for buyers seeking a property that offers both a prime location, exceptional potential which further benefits from no onward chain.

Abergavenny is 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, popular bi-weekly indoor market, 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 on Cross Street (NP7 5EU), follow Monk Street north to the traffic lights. Turn left into Park Road and continue for approximately 0.5 miles to the roundabout. Take the 2nd exit and then take the 2nd right onto Belgrave Road. Take the first left into Knoll Road and the property can be found towards the end on the right hand side.

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.