



## 39 NORTH STREET

Abergavenny, Monmouthshire NP7 7EB

- \* Charming Victorian mid-terraced house
- \* Desirable location on Western side of town
- \* Well-proportioned accommodation with 24' sitting room
- \* Two bedrooms and loft room over three floors
- \* Interesting garden with fabulous summerhouse
- \* EPC rating D

£259,950



**P** parrys

SALES • LETTINGS

parrys.com

To book a viewing call **01873 858990**

**www.parrys.com**

21 Nevill Street, Abergavenny, Monmouthshire NP7 5AA

abergavenny@parrys.com

@parrysabergavenny

**Step Inside**

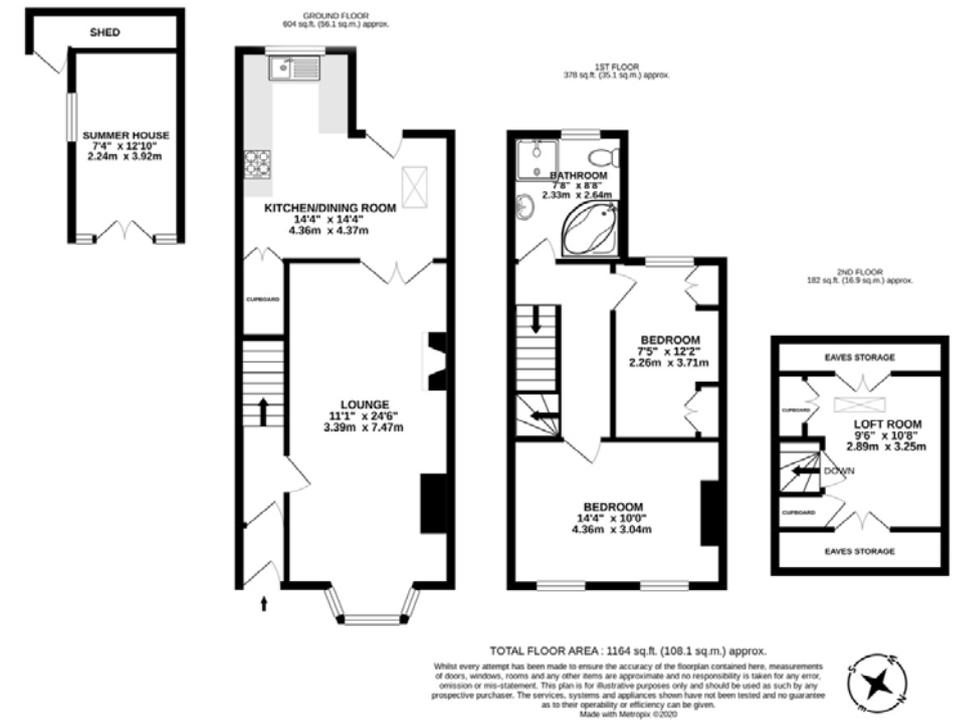
Wishing Well is a charming Victorian mid-terraced house situated in the much sought after Cantref area on the Western side of Abergavenny. The property offers two bedrooms and a loft room over three floors and has a long, interesting garden typical of the Victorian era. The front door leads into an inner porch and continues to the hallway with stairs to the first floor and door to the 24' sitting room with wood effect flooring and gas fire. A bay window overlooks the front courtyard and wooden glazed double doors lead into an L-shaped kitchen/dining room with rooflight, wood effect floor and external door. There is space for a dining suite and the kitchen is fitted with a range of cream cupboards with built-in cooker and gas hob, space for appliances and window overlooking the rear garden. To the first floor are two bedrooms, the larger of the two overlooking the front of the property and the second room with double built-in wardrobes providing good storage. The family bathroom has a corner bath, vanity sink unit and separate shower. Stairs rise from the landing to the loft room offering plenty of storage cupboards and a roof window with a splendid view towards The Bloreng.

**Step Outside**

This charming house is approached through an ornate metal gate over a small forecourt enclosed by a low brick wall. Accessed from the kitchen, the private rear garden is an enchanting combination of a paved terrace, gravel path, archways covered with climbing plants, lawns and flower borders with a variety of mature shrubs and trees, all enclosed with wooden panel fencing. Sitting on a decked area at the end of the garden is a fabulous summerhouse with part-glazed doors and a shed/storage area to the rear. A side door at the front of the property leads down an alley to a garden gate which provides side access.

**Location**

Wishing Well is in a prime location, situated in the desirable Cantref area on the western side of Abergavenny. North Street is a quiet residential street within walking distance of Cantref Primary School, Belgrave Park, Abergavenny Cricket Club and the town centre. Abergavenny offers a wide range of amenities including primary and secondary schools, independent shops alongside high street stores, several supermarkets, doctors, dentists and a general hospital. There are good leisure facilities plus a cinema, theatre, library, numerous public houses and many highly-regarded restaurants both within the town and the surrounding villages. The area is well known for being the 'Gateway to Wales' and is on the doorstep of the breathtaking Brecon Beacons with the Monmouthshire & Brecon Canal a short distance away for beautiful walks. Abergavenny offers a bus



station, mainline railway and excellent transport links via the A465, A40, A449 and onto the M4/M5 and M50 motorway networks.

**Services**

Mains electricity, gas, water and drainage. Gas-fired central heating.

**Tenure**

Freehold.

**Fixtures and Fittings**

Unless specifically described in these particulars, all fixtures and fittings are excluded from the sale though may be available by separate negotiation.

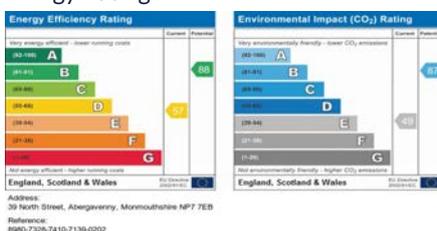
**Agent's Notes**

Two neighbouring properties have right of access across the rear of the house via the private side gate.

**Directions**

From Abergavenny town centre take the A40 west towards Crickhowell/Brecon and proceed over the roundabout at Cantref (with Y Cantreff Inn on your right). Take the next turn on the right, opposite Baileys Garage into North Road. The property is approximately 100m along on the left hand-side.

**Energy Rating**



To book a viewing call 01873 858990  
 e-mail: [abergavenny@parrys.com](mailto:abergavenny@parrys.com)  
 or pop into our showroom  
 21 Nevill Street, Abergavenny NP7 5AA  
 For a full list of properties and other services we offer, visit: [www.parrys.com](http://www.parrys.com)