



6 PROSPECT ROAD

Abergavenny, Monmouthshire NP7 5DU

- * Large garden and off-road parking
- * Views towards the Bloreng Mountain
- * Well-presented throughout
- * Being offered with no onward chain
- * EPC Rating - E

Offers in excess of £240,000



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
@parrysstateagents

Step Inside

Believed to have been built circa 1884 is this wonderful 3 bedroom family home located in the heart of Abergavenny Town. The property has been improved by the present owner and briefly comprises, to the ground floor: entrance hall with stairs to first floor and cupboard under, sitting room with wood effect floor, dining room with window overlooking rear aspect, modern fitted kitchen with door entering the rear garden. To the first floor are three good sized bedrooms and a spacious contemporary bathroom.

Step Outside

The property is set behind a low level wall with a pedestrian gate leading to the property. Unusually for a property within such a short distance of the town centre, the house has a gravel driveway offering off road parking. To the rear of the house is a storeroom which is currently being used to house the washing machine and dryer. There is also a large workshop which is great for further storage and provides scope for an extension (subject to necessary planning consent). The garden is mainly laid to lawn and is of a generous size providing views toward the Blorenge Mountain and surrounding countryside.

Location

Within walking distance of the centre of Abergavenny, regularly placed in the 'Top Ten Places to Live In Wales'. In recent years Abergavenny has transformed from a traditional market town into a thriving mecca of all manner of festivals and events including the acclaimed Annual Food Festival, attracting thousands of visitors each year. The landscape around the town, on the edge of the Brecon Beacons National Park / Bannau Brycheiniog, presents a multitude of things to do. Described as the 'Gateway to Wales', Abergavenny is the perfect location for everything outdoors... from visiting the many local castles to scaling the Welsh mountains, cruising on the Monmouthshire and Brecon Canal to wine tasting at the local vineyard. The historic market town offers a wide range of amenities including shops, primary and secondary schools, banks, doctors, dentists, a library and a general hospital. Abergavenny has a leisure centre with swimming pool, a cinema, theatre and the area is well known for its many high quality restaurants. The town has a mainline railway station and good road links for commuting; the property is situated within easy reach of the commercial centres of south Wales via the Heads of the Valleys road and the A40/A449 linking to the M4, M5 and M50 motorways for Cardiff, Bristol and the Midlands.

Services

We are advised the property is connected to mains electricity, gas, water and drainage.

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.

Local Authority

Monmouthshire County Council.

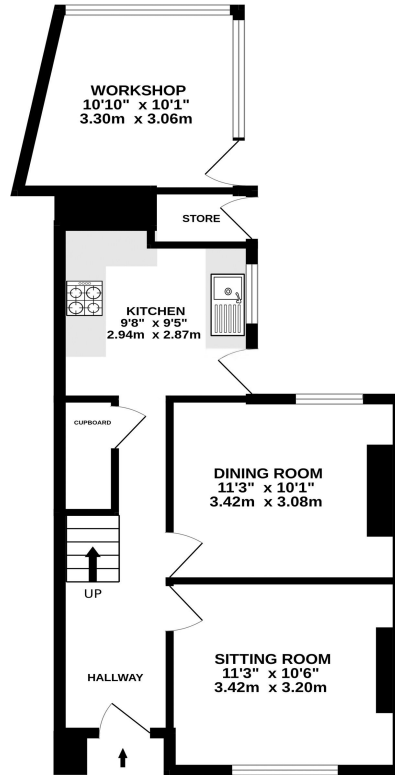
Council Tax

Band - D. Please note that the Council Tax banding was correct as at the date property was listed. All buyers should make their own enquiries.

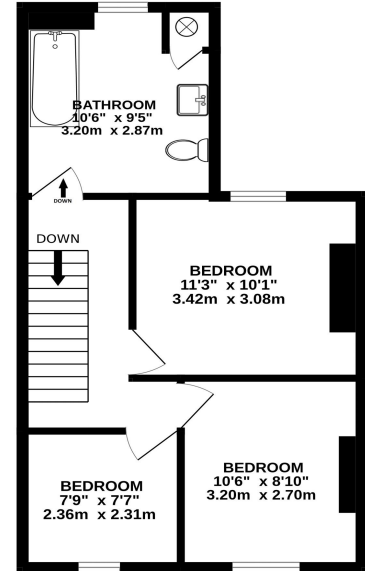
Directions

From Merthyr Road take the right hand turning opposite Keith Price Garages into Victoria Street (Somerset Inn is on the corner). Continue along Victoria Street, taking the first left hand turning into Regent Street and immediately take the left hand turning into Prospect Road. Number 6 Prospect Road is found immediately on the right hand side.

GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



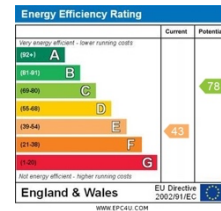
6 PROSPECT ROAD, ABERGAVENNY, NP7 5DU

TOTAL FLOOR AREA : 947 sq.ft. (88.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropro ©2024



Energy Rating



Scan to view video



To book a viewing call 01873 858990

e-mail: 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