



27B NORTH STREET

ABERGAVENNY | MONMOUTHSHIRE | NP7 7EA



Ahead of the curve

27b North Street

A rare opportunity to purchase this spacious three-bedroom upper floor apartment located on the popular western side of Abergavenny. To the rear is a generous sized garden which is mainly laid to lawn and has access to a large outbuilding. The property is now in need of some internal modernisation and is being offered with no onward chain.

- Spacious three-bedroom apartment with private entrance
- Open rear gardens and substantial outbuilding
- Far reaching views towards The Blorenge Mountain
- Popular Western side of town
- In need of modernisation
- No onward chain

STEP INSIDE

The property has two possible entrances, one is through a communal front door and the other is a private entrance from the rear up some steel steps which leads to a balcony with wonderful views overlooking the garden and the Blorenge Mountain. A door from here opens into the kitchen with a range of base and wall cupboards and a breakfast bar area. The hallway has doors off to all further rooms on this floor as well as stairs up to the second floor and stairs down to the communal entrance. The sitting room has a bay window to the front of the property and is accessed through the dining room. A bathroom with separate WC completes the first floor accommodation. Stairs rise to the second floor where a large landing gives access to the three bedrooms, the principal bedroom having views over the Blorenge Mountain. There is a shared cellar, we are advised that the main room belongs to this property and there is a side room that belongs to the ground floor apartment.





STEP OUTSIDE

The front of the property is set back off the road. There is a communal entrance to the front with stairs ascending to the apartment. To apartment has its own private entrance to the rear which can be access via steel steps which lead to a balcony area. The rear garden is of a good size, is mainly laid to lawn and is enclosed by mature hedging. Access is shared with the ground floor flat leading to outbuildings, one of which is privately owned by this property.

AGENTS NOTES

Flat 27b contributes towards the cost of the insurance, upkeep of the communal areas and any structural changes that are agreed with the freeholder.

Probate has been applied for in January 2025.

CONSUMER PROTECTION REGULATIONS

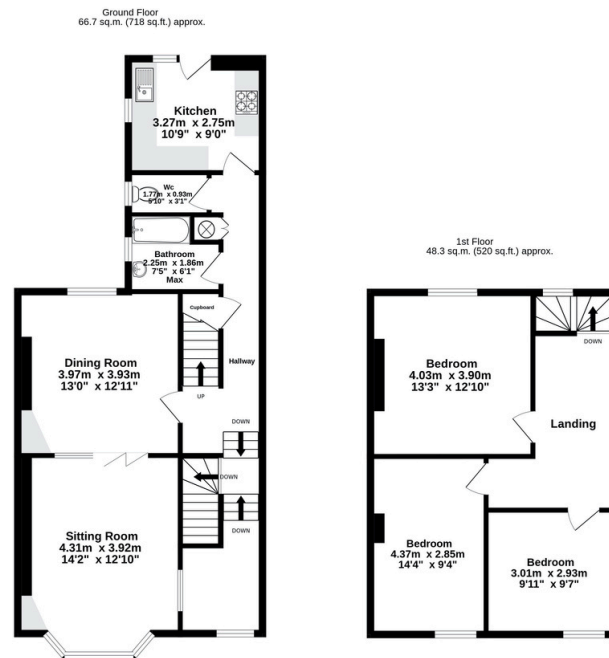
Estate Agents are obliged, under the Consumer Protection Regulations, to provide any prospective buyers with any material information relating to properties that are being marketed. Parys are committed to providing as much information as possible to enable buyers to make an informed decision with regard to both viewing and offering on a property.

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 located up the right on the left hand side just before the turning into Orchard Street (which is located on your right hand side).

LOCATION

The property 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, Nevill Hall Hospital 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.



TOTAL FLOOR AREA: 115.0 sq.m. (1238 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, ceiling, walls and any other items are approximate and no responsibility is taken for any error. Dimensions in this document are for information only and should be used as a guide only for prospective purchase. The services, systems and appliances shown here are not tested and no guarantee is given for their operability or efficiency can be given. Made with Metropix 02025

ASKING PRICE

Guide Price £350,000

TENURE

Leasehold – 999 years from 01/01/1976

950 years left

£10 annual ground rent

Contribution charge for 2026/ 2026 towards the insurance is £569.45

ENERGY PERFORMANCE RATING

F

SERVICES

We understand that there is mains electricity, gas, water and drainage connected to the property.

Broadband: Standard, superfast and ultrafast broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach

Mobile: EE and O2 likely indoors. EE, Three, O2 and Vodaphone likely outdoors. Please make your own enquiries via Ofcom.

LOCAL AUTHORITY

Monmouthshire County Council.

COUNCIL TAX

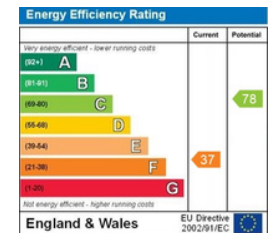
Band - D. Please note that the Council Tax banding was correct as at the date property was listed. All buyers should make their own enquiries.

TITLE

The house is registered under Title Number CYM858682 – a copy of which is available from Parys.

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.



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