



11 STATION ROAD

ABERGAVENNY | MONMOUTHSHIRE | NP7 5HS

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Ahead of the curve

WELCOME TO 11 STATION ROAD

A beautifully appointed and spacious semi-detached house tucked away on a no through road situated on the eastern side of Abergavenny. Built in the mid 1970s and typical of its era with large windows flooding the principal rooms with light and offering well proportioned accommodation. This select, small development, known as St Ronans, is located within walking distance of the train station and Abergavenny town centre. To complement this dormer style house is a generous low maintenance garden which lies to the side and rear elevations. The house has the benefit of no onward chain.

KEY FEATURES

- Beautifully appointed 3 bedroomed semi detached house
- Dormer in style, located on a generous corner plot
- Walking distance to Abergavenny town centre and railway station
- Spacious sitting room and separate dining room
- Modern kitchen with Shaker style fitted cupboards
- 3 first floor bedrooms and modern shower room
- Attached garage and driveway with space for parking
- Landscaped low-maintenance gardens



THE PROPERTY

Enter through useful entrance porch into the welcoming and light entrance hall which provides access to the principal reception rooms. To the front of the house is the sitting room which enjoys an abundance of natural light from a large front facing picture window, the focal point of the sitting room is a modern fireplace housing a coal effect gas fire. Glazed side screens separate the sitting room from the adjoining dining room, allowing the accommodation to be used as either separate reception spaces or one larger entertaining area. To the rear of the dining room are glazed bi fold doors opening out onto the enclosed, private garden. The kitchen is fitted with a range of pale green Shaker style base and wall cupboards with worksurfaces over, the kitchen window overlooks the rear garden and a door provides direct access to the garden. The kitchen has been designed to provide both a practical space and excellent storage, there is space for a free standing fridge/freezer, cooker, washing machine and dishwasher. The sitting room and dining room are fitted with a modern wood effect vinyl, the kitchen floor is tiled. The ground floor accommodation is completed by an inner porch providing access to a W.C. and a door to the garage.









FIRST FLOOR

A painted wooden staircase rises from the entrance hall to the first floor landing where three bedrooms and a modern shower room, with fitted storage, are located. All the bedrooms have large windows to maximise natural light, two are generous double bedrooms with one of the bedrooms having fitted wardrobes.





OUTSIDE

The house is located on a generous corner plot with front, side and rear gardens attractively designed for easy maintenance. The gardens have been carefully landscaped to include seating areas and decorative gravelled areas interspersed with specimen trees to add colour throughout the seasons.

There is a driveway in front of the garage which has space to park two vehicles off road.



Ground Floor
68.4 sq.m. (736 sq.ft.) approx.



1st Floor
49.6 sq.m. (534 sq.ft.) approx.



11 Station Road, Abergavenny, NP7 5HS

TOTAL FLOOR AREA : 118.0 sq.m. (1270 sq.ft.) 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) A		
(81-93) B		
(69-80) C		
(55-68) D		
(48-54) E		
(39-47) F		
(31-38) G		
Not energy efficient - higher running costs		
England & Wales	63	78
EU Directive 560/581/EC		

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LOCAL AREA

Station Road is on the eastern fringe of Abergavenny and is conveniently located for easy access to the train station and road network. The historic town, known as 'the Gateway to Wales', is nestled between the Bloreng, Sugar Loaf and Skirrid Mountains. Within a mile of the town centre are recreational walks through the beautiful countryside and along the Monmouthshire & Brecon Canal. Abergavenny offers a range of amenities including high street and independent shops, schools, doctors, dentists, a library, theatre and cinema. The town hosts regular markets and events throughout the year and the area is renowned for high quality restaurants within the town and surrounding areas. There are excellent road links for commuting with easy access to the A40/A449 for links to the M4/M5 and M50 motorways and the A465 for the Heads of the Valleys.

DIRECTIONS

From Abergavenny town centre head east out of town on the A40 Monmouth Road. Turn left signposted railway station and take the first hand turning into the cul de sac of St. Ronans/Station Road. Number 11 can be found on the left hand side.

What 3 Words: [///spot.cabinets.geese](#)



INFORMATION

Price: £360,000

Local Authority: Monmouthshire County Council.

Council Tax Band: Believed to be Band E – confirmation awaited.
Please note that the Council Tax banding was correct as at date property listed. All buyers should make their own enquiries.

EPC Rating: D. To view the full EPC please visit www.gov.uk

Tenure: Freehold.

Services: The house is connected to mains electricity, gas, water and drainage

Broadband: Full fibre broadband available to order subject to providers terms and conditions. Please make your own enquiries via Openreach.

Mobile: EE, O2 Three and Vodafone are all good outdoors and variable indoors. Please make your own enquiries via Ofcom.

Title: The house is registered under Title Number CYM552311 a copy of which is available from Parrys.

Agent's Notes: The following covenants apply to the property:
No trade business or manufacture of any kind whatsoever shall be carried out in the property
No pigs or poultry to be kept at the property !
The property is situated on a private road, the cost of any repairs is shared between 8 properties.
Please note all information will need to be verified by the buyers' solicitor and is given in good faith from information both obtained from HMRC Land Registry and provided by our sellers.



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