



29 PARK CRESCENT

ABERGAVENNY | MONMOUTHSHIRE

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A SMARTLY PRESENTED TWO
BEDROOM END TERRACE
PROPERTY SITUATED WITHIN
EASY REACH OF ABERGAVENNY'S
VIBRANT TOWN CENTRE
AS WELL AS NEARBY
BAILEY PARK.

- Two bedroom end of terrace property •
- No onward chain •
- Large lounge/dining room •
- Walking distance to Abergavenny town centre •
- Generous family bathroom •
- Well proportioned bedrooms •
- Tiered garden •
- Surrounded by stunning Monmouthshire countryside
yet boasting fantastic links to the larger centres of
Newport/Cardiff/Bristol/London via the M4 •

DISTANCES FROM 29 PARK CRESCENT

Abergavenny Town Centre 0.5 miles • Crickhowell 6.4 miles
Monmouth 15 miles • Newport 19.2 miles • Hereford 22.9 miles
Cardiff 30.1 miles • Bristol 39.1 miles • London 157 miles

Abergavenny Train Station 1.3 miles • Chepstow Train Station 9.5 miles
Bristol Parkway Station 45.8 miles

Cardiff Airport 43.8 miles • Bristol Airport 55.8 miles
Birmingham Airport 94 miles

(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

Abergavenny is a historic market town in Monmouthshire, southeast Wales, often called "The Gateway to the Brecon Beacons." Nestled where the River Usk meets the River Gavenny, it is surrounded by rolling hills and prominent peaks such as Sugar Loaf 3.3 miles away, Blorengge 4.9 miles away, and Skirrid 2.7 miles away, making it a popular destination for walkers and outdoor enthusiasts.

The town has a rich heritage that stretches back to Roman times, later developing around a Norman castle whose ruins still overlook the centre. Abergavenny's medieval layout remains visible in its narrow streets and historic buildings, while its lively weekly markets continue a tradition that spans centuries.

Abergavenny is known for its vibrant food culture, highlighted by the Abergavenny Food Festival, one of the UK's most celebrated culinary events. The town offers a blend of independent shops, cosy cafés, traditional pubs, and riverside walks, giving it a warm and welcoming atmosphere.

With its mix of natural beauty, deep-rooted history, and strong community spirit, Abergavenny stands as a picturesque and culturally rich corner of Wales.

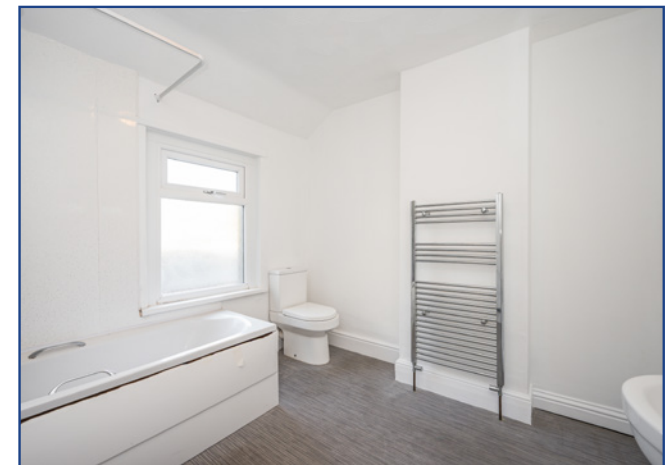
THE PROPERTY

This well presented two-bedroom end terrace home is offered to the market with no onward chain, making it an ideal opportunity for first time buyers or rental investors. The property has been neutrally decorated allowing buyers to settle in with minimal effort.

As you enter the property, you are welcomed by a spacious entrance hall. To the front of the property sits a bright and airy open plan living and dining area, featuring dual aspect windows that fill the room with natural light and creates an inviting setting for relaxation or entertaining.

To the rear of the property, there is a modern, well-appointed kitchen fitted with a stylish range of base and wall units, offering ample storage and worktop space. Its practical layout makes it perfectly suited for everyday cooking. There is a convenient door to the rear garden, allowing easy access for outdoor dining, gardening, or simply enjoying the private outdoor space.

From the hallway, stairs rise to the first floor where there are two well-proportioned bedrooms. The front bedroom enjoys far reaching views towards The Blorengge, providing a picturesque backdrop. The second bedroom offers versatile space, ideal as a guest room, home office, or nursery. Completing the first floor is a spacious family bathroom, fitted with a bath with shower over, WC and wash hand basin.



OUTSIDE

The rear garden offers a blend of usable space and natural greenery, perfect for those who enjoy spending time outdoors. Immediately outside the kitchen door is a level patio area. From here, stone steps lead to a raised lawned garden, bordered by mature shrubs, planting beds, and established trees that create a sense of privacy.

A brick built outbuilding provides handy external storage for gardening equipment, bikes, or outdoor furniture. Further up the garden, a greenhouse sits among the greenery. An excellent feature for keen gardeners looking to grow plants or vegetables throughout the year.

KEY INFORMATION

Services: Mains electricity, gas, water and drainage.

Tenure: Freehold.

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: D

Local Authority: Monmouthshire County Council. Telephone: 01633 644 644.

Viewings: Strictly by appointment with the selling agents.

Directions: From the Hardwick roundabout coming from the A40 take the 3rd exit onto Monmouth Road towards Abergavenny Town Centre. After approximately 1 mile, turn right onto Monk Street, proceed past the Esso garage on your right hand side, continue up the road for approximately half a mile and turn left onto Park Crescent where number 29 will be situated along the right hand side.

Postcode: NP7 5TH



ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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