



Estate Agents

Taylor & Co

Abergavenny

Hereford Road
Abergavenny NP7 6AB

Asking Price
£850,000

72 Hereford Road

Abergavenny, Monmouthshire NP7 6AB

Six bedroom detached Edwardian residence occupying gardens of about 0.44 of an acre with access to both Lansdown Road & Hereford Road
Extraordinary bird's eye view of the Blorengge from its large south facing sun terrace | Extensive off road parking facilities
Period features including cornice ceilings, plate and picture rails, stripped floorboards and stained glass leaded light windows
Arranged over four floors to include a cellar and an attic bedroom | Large reception hallway with high ceiling & herringbone parquet flooring
Three reception rooms | Kitchen/breakfast room & separate utility room | Six piece bathroom suite with sauna | Two ensuite bedrooms

This handsome six bedroomed Edwardian period home has a large double storey tile hung bay window overlooking its broad south facing sun terrace which enjoys the most extraordinary view towards the Blorengge. Sitting in gardens of about 0.44 of an acre, this fine family home is arranged over four floors and has retained an array of period features which complement its more contemporary enhancements including cornice ceilings, plate and picture rails, stripped floorboards, herringbone parquet flooring and stained glass leaded light windows.

The three reception rooms are set around a large spacious hallway with the kitchen/breakfast room, utility room and cloakroom found at the rear of the property. Upstairs there are five first floor bedrooms, one of them having an en-suite and the remaining rooms being served by an exceptional six piece bathroom suite which also hosts a Nordic sauna. The staircase continues up to the second floor and the sixth bedroom which is dual aspect with exposed roof trusses, walk-in eaves storage and an ensuite shower room.

Outside, the private grounds encircle the house and lie predominantly to the front to take advantage of the spectacular hillside vista. There are extensive off road parking facilities which are accessed from the rear in addition to a large garden store.

This is a substantial property which offers a good level of storage in its eaves cupboards, plus in its cellar which has the benefit of natural light and a solid floor. The property has been the subject of improvement works and has mains wired smoke detectors on each floor plus an electrical inspection conducted in 2025.

SITUATION | This family home is centrally situated on the corner of Lansdown Road and Hereford Road and has pedestrian gates onto both making it ideally placed within walking distance of the town centre and Bailey Park giving it ease of access to all services and amenities. The area is particularly well served with schools for all ages, including many highly regarded primary schools and for all-through 3 to 19 education, King Henry VIII can be found a short distance away.

The area is internationally favoured as a foodie haven as well as an ideal base for professional and amateur leisure pursuits. The town centre has comprehensive leisure and shopping facilities with several individual boutique style shops, eateries and restaurants, grocery and newsagent stores, supermarkets and many well-known high street shops. The market hall in the town centre also hosts a market several times a week.

Abergavenny has its own cinema and leisure centre as well as several pubs and restaurants for evening entertainment. Abergavenny railway station is approximately 1.3 miles away whilst road links at the Hardwick interchange provide access to the motorway and "A" routes to Newport, Cardiff and Merthyr Tydfil and further afield to the M4 for Bristol and the Midlands.

ACCOMMODATION

ENTRANCE PORCH | The porch is entered via a set of glazed doors with leaded light windows to the front providing a view of the Blorengge, stone flagged floor. A heavy timber door with an inset stained glass leaded lights pane opens into:

RECEPTION HALLWAY | A spacious and welcoming hall with an attractive stained glazed window with leaded lights, feature panelling and a high ceiling, plate rack, Herringbone parquet flooring, return staircase to the first floor, two radiators, door to cellar.

LIVING ROOM | A broad double glazed bay window to the front aspect with a set of glazed doors which open onto a sun terrace, cornice ceiling, picture rail, fireplace with open grate, exposed floorboards, radiator.

DUAL ASPECT DINING ROOM | Double glazed windows to the front and side aspects offering a view towards the Blorengge, cornice ceiling, picture rail, fireplace with marble surround and wooden mantle, radiator.

SITTING ROOM | Double glazed window to the side aspect, brick fireplace housing a gas coal style stove with inbuilt cupboard to the chimney breast recess, cornice ceiling, radiator. Door to:

DUAL ASPECT KITCHEN / BREAKFAST ROOM | The kitchen is fitted with a range of cabinets in a beech style finish incorporating glazed display cabinets, deep pan drawers and an inbuilt larder cupboard, contrasting marble worktops over with matching upstands and an inset sink unit, space for a Range style cooker with extractor hood above, integrated dishwasher, ceiling spotlights, double glazed windows to both side aspects, slate tiled floor. Door to hallway and to:

REAR LOBBY | Double glazed door to the garden, radiator, continued slate tiling to the floor, consumer unit. Door to **CLOAKROOM** | Lavatory, wash hand basin, double glazed window to the side aspect, slate tiled floor.

DUAL ASPECT UTILITY ROOM | Fitted with storage cabinets with worktop over and an inset sink unit, space for washing machine, tumble dryer and full height fridge freezer, wall mounted Keston 170 boiler, slate tiled floor.

From the hallway a door opens to a staircase leading to:

CELLAR | This is a useful additional storage space for the property and has a window providing natural light, exposed stone walls and a solid floor. Electric consumer unit.

FIRST FLOOR

LANDING | Stained glass windows with leaded lights to the front and side aspects of the stairwell which filter light over the staircase and landing which is generous in size and has a fixed staircase continuing up to the second floor, cornice ceiling, picture rail, two radiators, airing cupboard housing hot water cylinder.

DUAL ASPECT BEDROOM ONE | Double glazed windows to the front and side aspects provide an outlook towards the Blorenges and the Little Skirid, cornice ceiling, picture rail, exposed floorboards, two radiators.

BEDROOM TWO | A large double glazed bay window to the front aspect enjoys a glorious bird's eye view of the Blorenges and towards the town's iconic Market Hall and further west over the Usk Valley to the Deri, cornice ceiling, picture rail, exposed floorboards, radiator.

BEDROOM THREE | Double glazed window to the side aspect with a view towards the Deri, cornice ceiling, picture rail, exposed floorboards.

BEDROOM FOUR | Double glazed window to the side aspect with a view of the Blorenges, ceiling spotlights, radiator. Door to **EN-SUITE SHOWER ROOM** | Shower cubicle with electric shower within, lavatory, wash hand basin, tiled walls and floor, double glazed window, ceiling spotlights, extractor fan, radiator.

BEDROOM FIVE | Double glazed window to the rear aspect, cornice ceiling, picture rail, radiator, exposed floorboards.

DUAL ASPECT SIX PIECE FAMILY BATHROOM | This spacious bathroom is fitted with a six piece suite to include a shower enclosure with thermostatic shower mixer, raised panelled bath, his 'n' her vanity basins with lighting above, lavatory, bidet, Nordic sauna enclosure, double glazed windows to both side aspects, ceiling spotlights, two ladder towel radiators, ceiling spotlights, tiled walls and floor.

SECOND FLOOR

DUAL ASPECT BEDROOM SIX | Double glazed window to the rear and a velux window to the side offer hillside views of the Deri and the Rholben, painted roof trusses, exposed floorboards, radiator, boarded eaves storage facilities to both sides of the room with lighting, and one being a walk in storeroom with velux skylight window.

From the bedroom area, a door opens into:

EN-SUITE SHOWER ROOM | Requiring updating and fitter with a shower cubicle with electric shower (requires replacement), wash hand basin, lavatory, Velux window providing an outlook to the Blorenges, radiator.

OUTSIDE

REAR GARDEN | Vehicular access to the property is via the rear with a set of double vehicular gates which open onto a tarmac driveway providing extensive off-road parking for approximately 6 medium sized vehicles. To the side of the drive is a large part stone/brick and timber garden store with windows and a concrete floor. A sloping paved path leads from the drive to the rear of the house giving access to the rear lobby and utility room.

To the side of the path is a lawned area which hosts a vegetable garden, and a timber summerhouse with a tiled roof. Whilst in some disrepair this is a charming feature of the garden which could be restored if so desired. There is access to both sides of the house to the front which is predominately lawned and where the gardens of this period home mostly lie.

SOUTH FACING FRONT GARDEN | The garden of this family home has a southerly aspect and a splendid view from its paved sun terrace towards the Blorenges. The

terrace is an excellent spot for a seating area and enjoys a delightful vista over the garden to the spectacular landscaped beyond. A set of stone steps lead from the terrace to a lawned garden below which has shaped borders planted with roses and lavender, a shingled pathway traversing through and a large timber decked area at the rear. This private garden also has a pedestrian gate onto Lansdown Road and a separate gate to Hereford Road. The gardens host a plum and a pear tree with pathways to the rear, stone wall enclosed beds and a small garden pond.

GENERAL

Tenure | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

Services | Mains gas, electric, water and drainage are connected to the property.

Council Tax | Band I (Monmouthshire County Council)

EPC Rating | Band D

Flood Risk | No flood risk from rivers or surface water according to Natural Resources Wales.

Covenants | The property is registered with HMLR, Title Number CYM42850. There are restrictive covenants associated with the property. The property may not be used as a care home for the elderly or disabled.

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property. Refer to Monmouthshire Planning.

Broadband | Full fibre to premises, fibre to cabinet and copper wire connection are available according to Openreach.

Mobile network | 02, Three, EE, Vodafone indoor coverage. According to Ofcom.

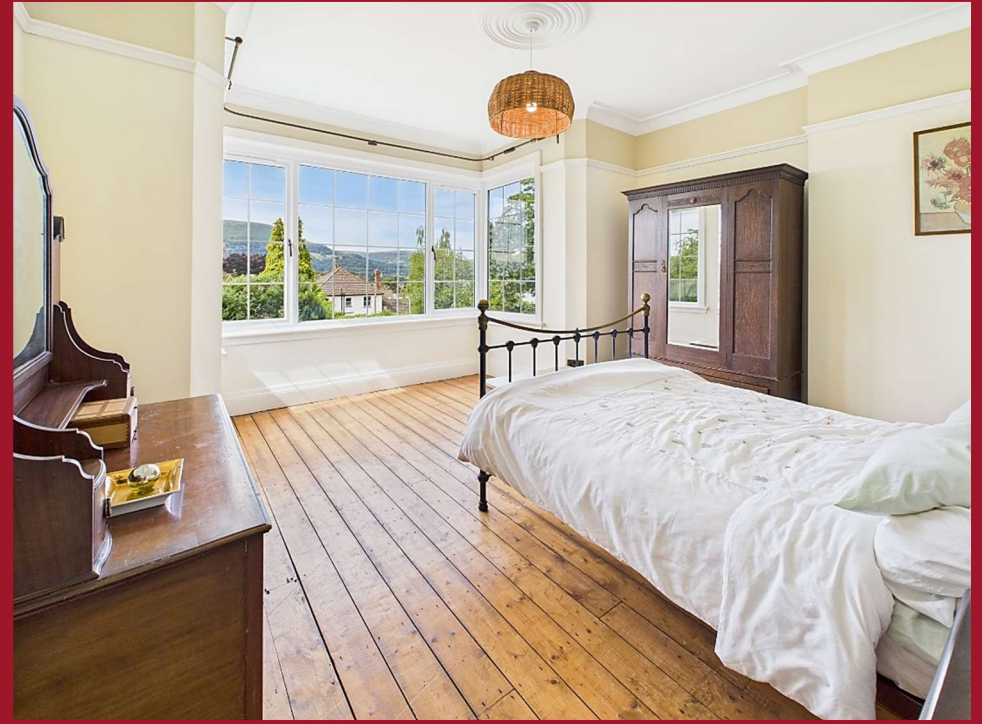
Viewing Strictly by appointment with the Agents

T 01873 564424

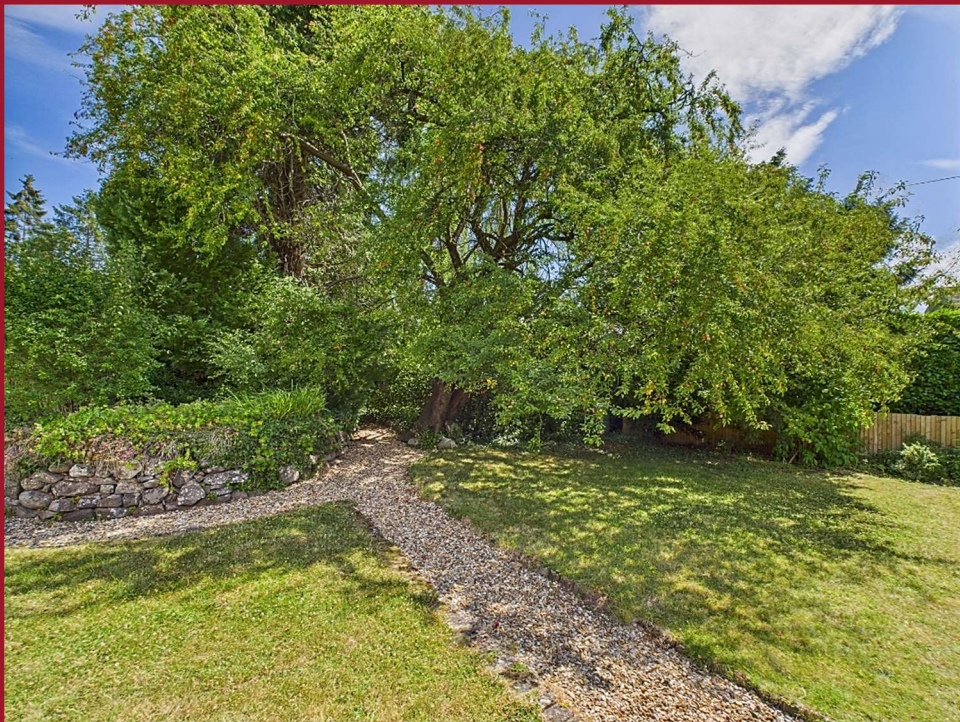
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Reference AB483









Floorplan

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