



Lydstep, 2 Windsor Road
Abergavenny | Monmouthshire | NP7 7BB

KEY FEATURES

- Attractive Victorian House with many period features
- Stone pillared entrance to enclosed mature front garden
- Located over three storeys with views from the upper floors
- Situated in a prime residential area on the fringe of Abergavenny town
- 3 reception rooms plus open plan kitchen/breakfast room and utility room
- 3 first floor and 2 second floor bedrooms, bathrooms on both floors
- Pretty rear garden with stone patio and lawns with mature trees and shrubs



GROUND FLOOR

Enter through an arched brick entrance porch through the front door into a welcoming entrance hall with the original tessellated floor, staircase to the first floor and access to the principal ground floor rooms. The sitting room, with bay window, is located to the front of the house, this attractive room has a wooden floor and period fireplace with built in cupboards either side of the chimney. Continue along the entrance hall to the second reception with window to the rear, again with fitted cupboards. To the rear of the house is the kitchen/ breakfast room fitted with a range of painted kitchen cupboards and a range cooker. There is ample space for a family breakfast table, positioned with views across the garden. The fabulous garden room is also located to the rear of the house with access to the stone patio and lawned garden. This room offers a 'wow' factor to the house and its contemporary design is a contrast to the original Victorian part of the house. The ground floor accommodation is completed by a useful utility room and W.C.





FIRST FLOOR

From the entrance hall is the original wooden staircase, with turned balustrade and newel posts, leading to the first floor landing. On the first floor are three bedrooms and the family bathroom, the bedrooms have features including stripped wooden floors, cast iron fireplaces and high ceilings. The principal bedroom has a bay window to the front, there is a second double bedroom with window to rear and a study/bedroom 3, again with a window to the rear elevation where there are superb views towards the Bloreng Mountain.



SECOND FLOOR

A staircase rises from the first floor landing to the second floor where a further bedroom, with sloping ceilings and eaves storage and an en-suite shower room is located. The room has Velux windows with views.





OUTSIDE

The front of the property has stone pillars and a wrought iron pedestrian gate leading to the entrance path and the enclosed front garden which affords the property privacy from the road. To the rear of the house is an enclosed rear garden with lawn, stone patio and mature plants and hedges. Accessed via a pedestrian door is a large outbuilding which was formerly the garage. From the rear garden are views towards the Bloreng Mountain.





LOCAL AREA

Abergavenny is a historic town located on the banks of the River Usk and on the fringe of the Brecon Beacons/Bannau Brycheiniog National Park. The town is nestled between the Blorenge, Sugar Loaf and Skirrid Mountains and within a mile of the town offers recreational walks through the beautiful countryside and along the Brecon and Monmouth Canal. A wide range of amenities including shops, doctors, dentists, first class restaurants and public houses, places of worship, cinema, leisure centre and theatre can be found within Abergavenny as well as the remains of a Norman castle. The town is well served with transport links, from the main Hardwick roundabout there is access to the A465 Heads of the Valley and Hereford Roads, the A40 and the A4042. These roads link to the A449 and the M4/M5 and M50 motorway networks. A main line railway station and bus station can be found on the outskirts of the town.

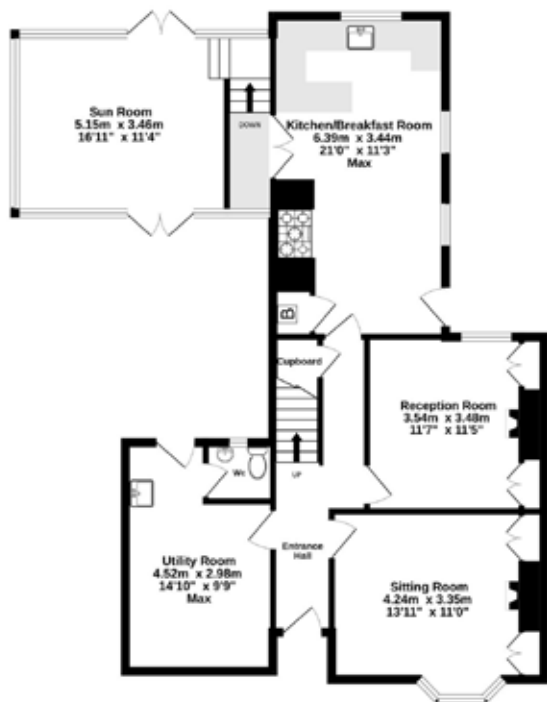
DIRECTIONS

Take the A40 Brecon Road towards Nevill Hall Hospital/Brecon. After passing the petrol station on the left hand side, take the right hand turning into Belgrave Road and proceed to the top of the road. At the T junction with Western Road turn left, then turn right into Windsor Road and the property will be found on the left hand side.

Ground Floor
97.9 sq.m. (945 sq.ft.) approx.

1st Floor
60.8 sq.m. (657 sq.ft.) approx.

2nd Floor
34.9 sq.m. (375 sq.ft.) approx.



2nd Floor
34.9 sq.m. (375 sq.ft.) approx.



3rd Floor
27.7 sq.m. (298 sq.ft.) approx.



FINE & COUNTRY



INFORMATION

Asking Price: £650,000

Local Authority: Monmouthshire County Council.

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

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

Tenure: Freehold.

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

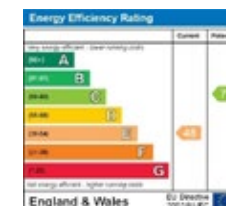
Broadband: Standard, superfast and ultrafast fibre broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach.

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

Title: The property is registered under Title Number WA836945- copies of which are available from Fine & Country.

Agent's Notes: 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.

Scan to view video of the house



All measurements, floorplans and land plans are for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents and are for general guidance only. Whilst every effort has been made to ensure to accuracy, these sales particulars must not be relied upon and all information is to be verified by the solicitor acting for the buyer(s). Please note Fine & Country have not tested any apparatus or services and, therefore, no guarantee can be given that they are in working order. Photographs are shown for marketing purposes and it must not be assumed that any of the fixtures and fittings shown are included with the property, unless specifically mentioned within the sales particulars, some fixtures and fittings may be available by separate negotiation.

Copyright © Fine & Country (Monmouthshire) LLP | Registered Office: 21 Nevill Street, Abergavenny NP7 5AA | Registration Number: OC426706



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*

THE FINE & COUNTRY
FOUNDATION



BEN WATKINS

PARTNER MNAEA MARLA

Fine & Country Abergavenny & Crickhowell
Office: +44(0)1873 736 515
Mobile: +44(0)7718 491568
E-mail: ben.watkins@fineandcountry.com

Ben started his career in lettings before transferring over to property sales when he was asked to head up an office in Monmouthshire. As a business, we pride ourselves on the quality of our marketing, our attention to detail, passion for customer service and our experience not only to find a buyer for a property but to see the transaction through to completion. Estate Agency is a changing world, we are very forward thinking, embrace change and strive to be ahead of the curve. Being part of Fine & Country offers the best of both worlds – a global company with outstanding marketing and social media presence combined with intimate knowledge of the local area and a showroom situated in a prime location in Abergavenny. Outside of the business, my leisure time is spent running up a local mountain, in the gym or enjoying outdoor activities with my two young children.



HEATHER COOK

PARTNER MNAEA AssocRICS

Fine & Country Abergavenny & Crickhowell
Office: +44(0)1873 736 515
Mobile: +44(0)7809 832 528
E-mail: heather.cook@fineandcountry.com

Heather started her estate agency career in the 1990s. In 2004 Heather joined an estate agency in Abergavenny which held the Fine & Country Licence for the Abergavenny and Crickhowell area. Within a short space of time, Heather purchased her business Partner's shares and she and her team have grown the brand over the past 18 years. Heather is passionate about the business and enjoys working with sellers and buyers from the very beginning of their journey until the keys are finally handed over. Heather loves property.... whether a beautiful period townhouse, a contemporary home or a rural property with land. Heather enjoys the outdoors, walking her dogs through the beautiful countryside of the Brecon Beacons National Park and also, practicing yoga, going open water swimming and more recently, learning to paddleboard.



follow Fine & Country Abergavenny & Crickhowell on



Fine & Country Abergavenny & Crickhowell
21 Nevill Street, Abergavenny, Monmouthshire NP7 5AA
+44(0)1873 736 515 | abergavenny@fineandcountry.com

