



## 45 UNION ROAD EAST

Abergavenny, Monmouthshire NP7 5UL

- \* Traditional terraced house updated with a contemporary flair
- \* Within ½ mile from Abergavenny town centre
- \* Sitting room with feature fireplace
- \* Light, modern kitchen with views to rear garden
- \* 2 bedrooms and bathroom on first floor
- \* Pretty landscaped cottage garden
- \* Useful storage shed
- \* On street parking

Offers in Excess of £210,000



**P** parrys

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**Property Overview**

A traditional terraced house which has been improved and updated by the present owner combining a contemporary flair with period features. Located in an established residential area within half a mile of Abergavenny town centre and within walking distance of amenities and Linda Vista Gardens and Castle Meadows.

**Location**

The property is situated on the fringe of Abergavenny town centre within walking distance of the historic castle ruins, riverside walks and most amenities, which include doctors, dentists, cafes, theatre, cinema, library, schools, supermarkets and a good range of shops. Abergavenny has a leisure centre with swimming pool and the town and surrounding area is now well known for its high-quality restaurants and food producers. The autumn Food Festival attracts many visitors to the town as do other regular events held throughout the year. Union Road is within easy reach of main roads for commuting (A40 and A465 for Cardiff, Merthyr and Hereford and access to M4, M5 and M50 motorways) and Abergavenny has a mainline railway station and a bus station.

**Agent's Notes - 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. Parrys 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.

**Energy Performance Rating**  
D

**Services**

We are advised that the property is connected to mains gas, electric, water and drainage. Gas fired central heating system.

**Broadband:**

Standard and superfast broadband available subject to providers terms and conditions. Please visit [https:// www. openreach.com /fibre-broadband](https://www.openreach.com/fibre-broadband)

**Mobile:**

EE, Three, 02 and Vodaphone (Indoors and Outdoors). Please check with service providers and mobile availability: <https:// checker.ofcom.org.uk/en-gb/mobile-coverage>

**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.

**Tenure**  
Freehold

**Agent's Notes**  
Neighbour in number 43 has a right of way across rear path to side access which is shared by 43, 45, 47 & 49.

**Local Authority**  
Monmouthshire Council

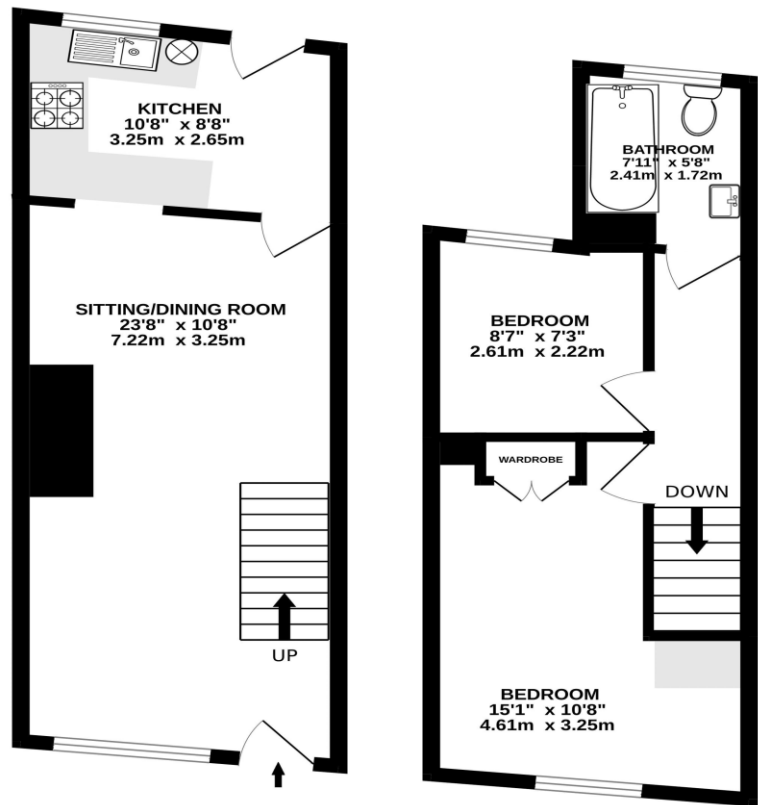
**Council Tax Band**  
C  
Please note that the Council Tax banding was correct as at date property listed. All buyers should make their own enquiries.

**Covenants**  
The house is registered under Title Number WA784553 – a copy of which is available from Parrys.

**Directions**  
From Parrys office follow Tudor Street to the junction with Merthyr Road. Go straight across into Union Road East where the property will be found near the end of the road, on the left hand side.

GROUND FLOOR  
309 sq.ft. (28.8 sq.m.) approx.

1ST FLOOR  
278 sq.ft. (25.8 sq.m.) approx.



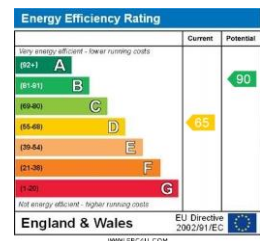
45 UNION ROAD EAST, ABERGAVENNY, NP7 5UL

TOTAL FLOOR AREA : 588 sq.ft. (54.6 sq.m.) 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. Made with Metropix ©2024



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