



# 4 ST MARYS ROAD

ABERGAVENNY | MONMOUTHSHIRE | NP7 5RS



# 4 St Marys Road

A well-presented generous sized 4 bed end of terraced house. Located in a quiet cul de sac with mountain views, on street parking and a detached garage . The property is within a short walk to Abergavenny Town Centre and nearby Bailey Park.

- 4 bed end of terrace family home
- 2 spacious reception rooms
- Quiet cul-de-sac location
- Garage and on street parking
- Within short walking distance of Bailey Park and Abergavenny town centre.



## STEP INSIDE

You enter through the front door into a hallway with doors off to the principal rooms and stairs leading up to the first floor. The accommodation briefly comprises; sitting room with a bay window to the front and feature fireplace, separate dining room, kitchen with separate utility and downstairs cloakroom. To the first floor are 4 bedrooms and a family bathroom with shower.





## STEP OUTSIDE

To the front of the property is a paved garden area with low boundary wall and gate. To the rear is a small courtyard accessed by a door from the utility area. This is an enclosed space with outdoor tap and has a gate leading out to the side road. The single detached garage is located within 100m towards the rear of the property.

## DIRECTIONS

From Abergavenny town centre, take the B4521 Hereford Road, proceed past the park on your left and taking the first right after the Fire Station onto St Marys Road where the property can be found a short distance along on your left-hand side.

## AGENTS 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.

## AGENTS NOTES

We are informed by the sellers that the property has had extensive building work carried out over the last few years.

## LOCATION

St Marys Road is well placed for easy access to Bailey Park and Abergavenny town centre. Abergavenny offers a wide range of amenities including primary and secondary schools, independent shops alongside high street stores, several supermarkets, doctors', dentists' and a general hospital. There are good leisure facilities plus a cinema, theatre, library, numerous public houses and many highly-regarded restaurants both within the town and the surrounding villages. The area is well known for being the 'Gateway to Wales' and is on the doorstep of the breathtaking Brecon Beacons with the Monmouthshire & Brecon Canal a short distance away for beautiful walks. Abergavenny offers a bus station, mainline railway and excellent transport links via the A465, A40, A449 and onto the M4/M5 and M50 motorway networks.

## ASKING PRICE

Offers in Excess of £325,000

## TENURE

Freehold.

## ENERGY PERFORMANCE RATING

D

## SERVICES

We understand that there is mains electricity, gas, water and drainage connected to the property.

Broadband:

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

Mobile:

EE, Three, O2 and Vodafone (Indoors and Outdoors). Please make your own enquiries via Ofcom.

## LOCAL AUTHORITY

Monmouthshire County Council.

## COUNCIL TAX

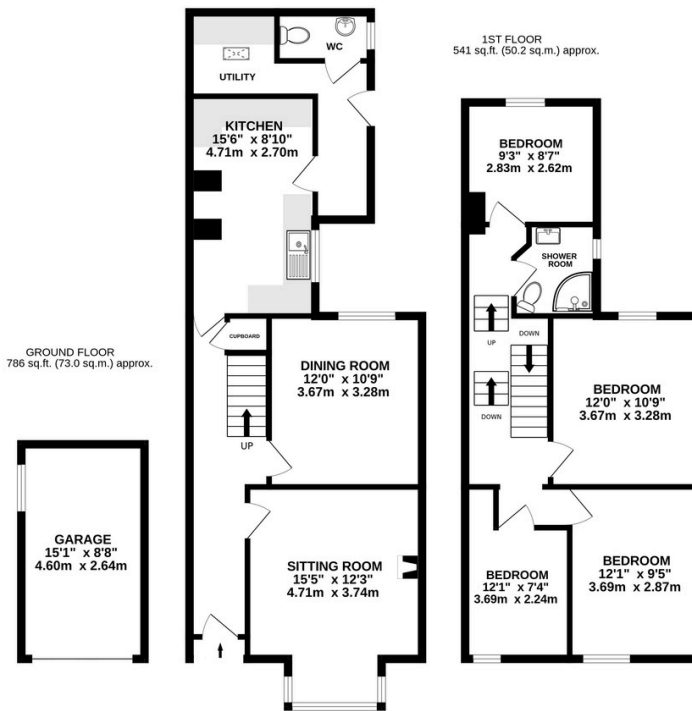
Band - E. Please note that the Council Tax banding was correct as at the date property was listed. All buyers should make their own enquiries.

## TITLE

The house is registered under Title Number WA697762- a copy of which is available from Parrys.

## 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.

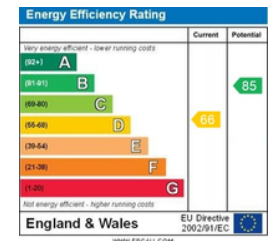


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4 ST MARYS ROAD, ABERGAVENNY, NP7 5RS  
TOTAL FLOOR AREA: 1326 sq.ft. (123.2 sq.m.) approx.

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.  
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Scan to view video of the house







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21 Nevill Street, Abergavenny NP7 5AA | Tel: 01873 858990 | [abergavenny@parrys.com](mailto:abergavenny@parrys.com)

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