



105 NORTH STREET

ABERGAVENNY | MONMOUTHSHIRE | NP7 7EB

105 North Street

Immaculately presented two-bedroom, stone fronted terraced house tastefully decorated and located in a sought after area on the western side of Abergavenny. Appearing unassuming at first glance, beyond the front door is a beautiful home offering creative living accommodation and a large rear garden with fantastic views.

- Two bedroom stone fronted terraced house
- Presented in excellent order
- Desirable location on western side of town
- Large southwest-facing rear garden



STEP INSIDE

The property offers well thought-out space, the accommodation is presented in excellent order and briefly comprises: large open plan living space, with a cosy sitting area to the fore with delightful feature inset fireplace with log burning stove. Stepping down to the dining area, which transitions into the modern kitchen with its range of shaker style wall and base cupboards and contrasting worksurfaces, integrated electric oven and hob with extractor hood over finished with metro style wall tiles. A modern bathroom with mixer shower over the bath and attractive and neutral wall tiles complete the ground floor accommodation. To the first floor are two double bedrooms; the principal bedroom has two fitted wardrobes and the second bedroom currently used as a home office also has built in storage and views over the garden and towards the Brecon mountain.





STEP OUTSIDE

The property is set behind a low-level wall with wrought iron railings and a pedestrian gate leading to the property. There is a large patio area that sits adjacently to the rear of the property and a stoned chipped area which leads down to the initial lawn, to the bottom of the south westerly facing garden is another patio area, with artificial lawn behind the summer house. A perfect retreat for enjoying the scenic surroundings.

DIRECTIONS

From Abergavenny town centre take the A40 west towards Crickhowell/Brecon and proceed over the roundabout at Cantref (with Y Cantreff Inn on your right). Take the next turn on the right, opposite Baileys Garage into North Street. Proceed up the road until the road turns to the right, the property will then be found 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.

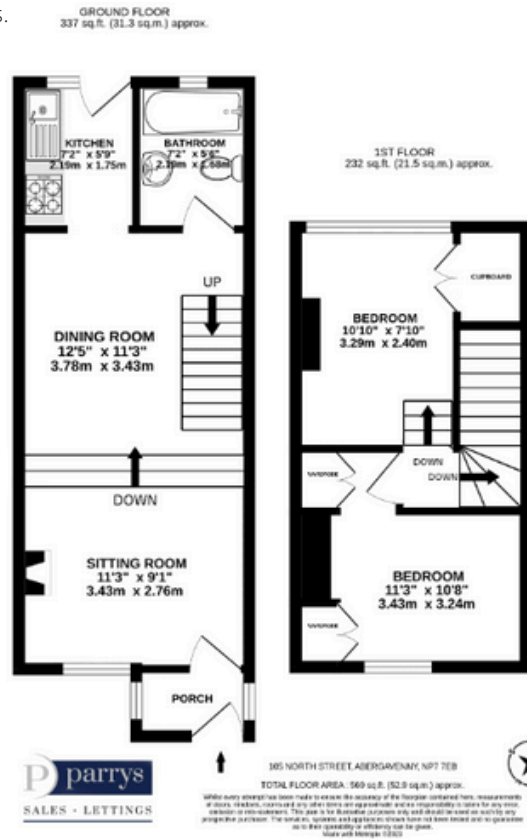
AGENTS NOTES

-Neighbouring properties have right of access across the rear of the house via the paved patio area, along with 105 North Street to access the side access, located at 103 North Street.

-There is planning consent for a single storey extension to the rear DM/2021/00002.

LOCATION

The property is located in a prime location, situated in the desirable Cantref area on the western side of Abergavenny. North Street is a quiet residential street within walking distance of Cantref Primary School, Belgrave Park, Abergavenny Cricket Club and the 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 breath-taking 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

£240,000

TENURE

Freehold.

ENERGY PERFORMANCE RATING

E

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:

02 likely indoors. EE, Three, 02 and Vodafone likely outdoors. Please make your own enquiries via Ofcom.

LOCAL AUTHORITY

Monmouthshire County Council.

COUNCIL TAX

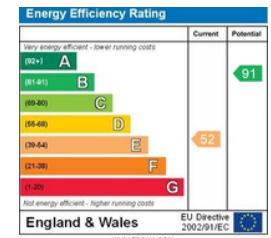
Band - C. Please note that the Council Tax banding was correct as at the date property was listed. All buyers should make their own enquiries.

TITLE

The house is registered under Title Number WA382838 – 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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21 Nevill Street, Abergavenny NP7 5AA | Tel: 01873 858990 | abergavenny@parrys.com

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