



# 32A COMMERCIAL STREET

ABERGAVENNY | MONMOUTHSHIRE | NP7 5DY



Ahead of the curve

# 32a Commercial Street

Situated within walking distance of Abergavenny town centre shops and local amenities is a rare opportunity to purchase a well presented one bedroom mid terrace house with courtyard garden. The property is being offered with no onward chain.

- One bedroom mid-terrace house
- Courtyard garden
- Modern Shower Room
- Spacious first floor lounge
- Excellent location for Abergavenny town amenities
- No Chain

## **STEP INSIDE**

The accommodation briefly comprises; an entrance hallway with under stairs storage, double bedroom, galley kitchen with integrated gas hob and electric oven, shower room and rear door to small enclosed courtyard. To the first floor is the light airy and spacious living room with fire place.



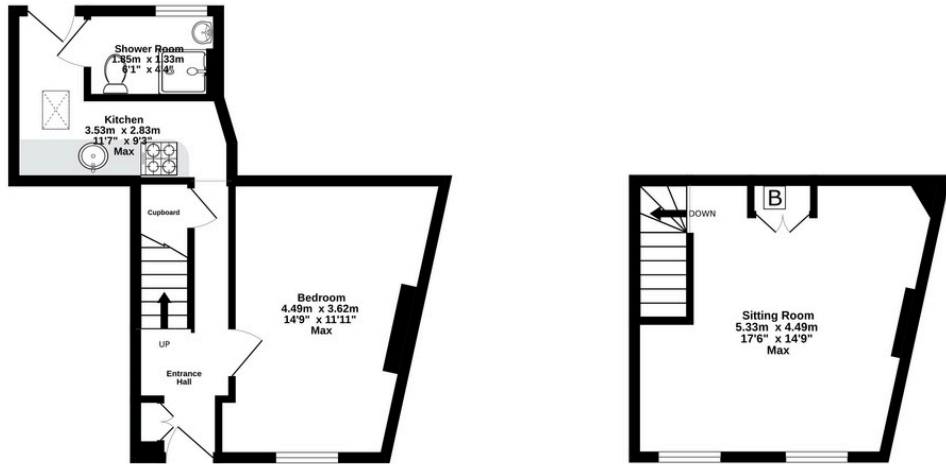


### STEP OUTSIDE

Accessed via the kitchen is a gravelled courtyard garden. To the front of the property is on street parking.

Ground Floor  
29.1 sq.m. (313 sq.ft.) approx.

1st Floor  
20.0 sq.m. (215 sq.ft.) approx.



TOTAL FLOOR AREA : 49.1 sq.m. (528 sq.ft.) 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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### LOCATION

Commercial Steet is a short walk from Abergavenny town centre which offers a range of amenities including high street and independent shops, primary and secondary schools, doctors, dentists, a library, theatre and cinema. Abergavenny plays host to markets and events throughout the year, including the popular annual Food Festival, and the area is renowned for its range of high-quality restaurants within the town and surrounding areas. There are excellent road links for commuting with easy access to the A40/A449 for links to the M4/M5 and M50 motorways and the A465 for the Heads of the Valleys. Abergavenny has a mainline railway station allowing access to local and national routes. London Paddington can be reached in less than 3 hours by train.

### DIRECTIONS

From Abergavenny high street (Frogmore Street) bear left at the war monument and proceed into Brecon Road. Pass the turning on your left to Merthyr Road and take the next left after The Railway Inn into Commercial Street. The property can be found along this road on the left hand side.

### ASKING PRICE

Asking Price £155,000

### TENURE

Freehold.

### ENERGY PERFORMANCE RATING

D

### SERVICES

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

Broadband:

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

Mobile:

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

### LOCAL AUTHORITY

Monmouthshire County Council.

### COUNCIL TAX

Band - B. 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 WA323492 - a copy of which is available from Parrys.

### FIXTURES AND FITTINGS

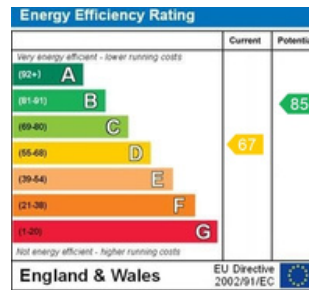
Unless specifically described in these particulars, all fixtures and fittings are excluded from the sale though may be available by separate negotiation.

### 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

There is a legal pedestrian right of way to the rear of the property which benefits this property.



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

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