



# 6 WINDSOR ROAD

ABERGAVENNY | MONMOUTHSHIRE | NP7 7BB

# 6 Windsor Road

A fine example of a period terraced house situated on the sought after western side of Abergavenny town. The house offers a blended combination of Victorian character and features with modern fittings which together, create an attractive and comfortable home. Arranged over 3 floors, the principal rooms retain the authenticity of the era with stripped wooden floors, cast-iron fireplaces and high ceilings. The décor is in keeping with the period with warm tones complemented by neutral undertones and original joinery. The front of the house has a splendid stone elevation with arched entrance porch and is set back from the road with a generous front garden, presently used to grow vegetables and path leading to the front door. To the rear are pretty gardens with views towards the Blorenge Mountain, at the end of the garden is a useful and spacious workshop together with a rear access gate.



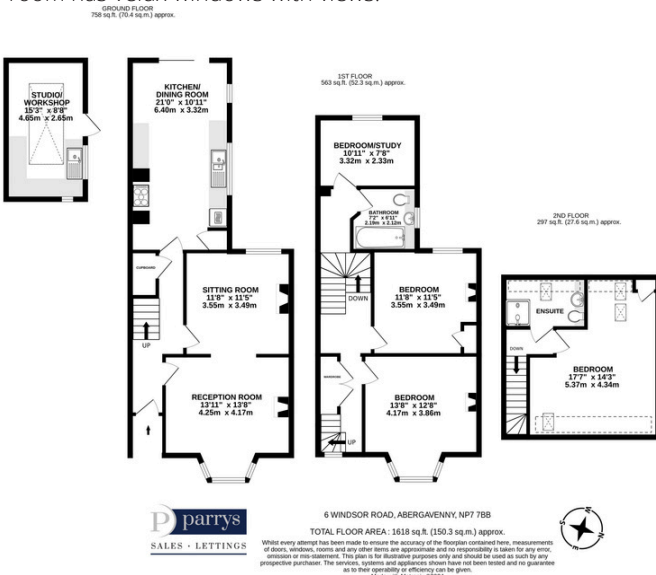
- Bay fronted Victorian terraced townhouse with much character
- Located in a sought-after area on the western side of Abergavenny
- 2 reception rooms with period features and fireplaces
- 4 bedrooms with ensuite bedroom on the second floor
- Views over the Blorenge Mountain
- Pretty cottage garden with separate large studio/workshop



## STEP INSIDE

From the entrance porch, the front door opens into a welcoming entrance hall with the original tessellated floor and staircase rising to the first floor. A door on the right hand side leads to the main bay fronted reception room with stripped wooden floor, ornate cornice and Jøtul wood burning stove set into a painted chimney breast with built in cupboards to one side. Open plan through to the sitting room with panel glazed window to the rear, ornate cast iron fireplace and stripped wooden floor. To the rear of the house is the modern, open plan kitchen dining room fitted with a comprehensive range of cream coloured cupboards and space for appliances including an alcove for a range cooker. Glazed sliding doors lead from the kitchen to the garden.

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 3 bedrooms and a bathroom, the bedrooms have features including stripped wooden floors, painted cast iron fireplaces and high ceilings. The principal bedroom has a bay window, 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. The modern bathroom has useful fitted storage cupboards and vanity basin, bath, electric shower and W.C. 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.



## STEP OUTSIDE

The front of the house is entered by a pedestrian gateway with two stone capped pillars and a path to the front door. The front garden is presently used as a vegetable garden with raised beds set in the lawn with planted borders. The pretty rear garden is set on two levels, the upper level with a patio directly adjoining the kitchen/dining room, perfect for enjoying the views to the rear. Steps lead down to the lower level lawned garden with mature planting and shrubs. A path continues to the far rear boundary with a spacious and useful workshop/studio with electricity and water with a metal sink. To the rear is a gate which opens onto a rear access lane.

## LOCATION

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 Bloreng, 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.

## 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

The house has a right of access across a rear lane to the workshop and rear entrance gate

## ASKING PRICE

Offers in Excess of £550,000

## 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:

We are advised by the current owners that EE, Three and O2 are likely indoors. EE, Three, O2 and Vodafone are likely outdoors. Please make your own enquiries via Ofcom.

## LOCAL AUTHORITY

Monmouthshire County Council.

## COUNCIL TAX

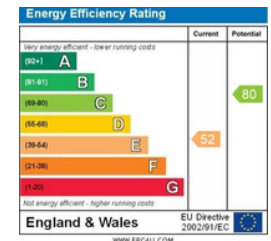
Band - F. Please note that the Council Tax banding was correct as at the date property was listed. All buyers should make their own enquiries.

## TITLE

The house is registered under Title Number WA837664- 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](mailto:abergavenny@parrys.com)

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