



18 SPRINGFIELD ROAD

ABERGAVENNY | MONMOUTHSHIRE | NP7 5TD

18 Springfield Road

A deceptively spacious two-bedroom stone fronted house with added loft room and extended sun lounge. The property has been lovingly updated to provide immaculate accommodation throughout mixing modern comforts with period features. Located within easy reach of Abergavenny town centre and with beautiful views of the Bloreng Mountain from the garden.

- Immaculately presented throughout
- Deceptively spacious with extension and loft room
- Modern comforts with period features
- Spacious low maintenance rear garden with views of the Bloreng mountain
- Located within easy reach of Abergavenny town
- Close to amenities and within easy reach of transport links

STEP INSIDE

A welcoming entrance hall greets you with stairs rising to the first floor. A door leads through to a bright open plan dining/sitting room with high ceilings. The sitting room has a box bay window to the front with a wood burner and the dining room has French doors leading out to the garden. The modern galley kitchen has been updated to maximise space and leads through to a rear hall with a cloakroom and finally the extended light and spacious sun room. To the first floor is a landing with two bedrooms and a modern family bathroom with roll top bath and separate shower cubicle. To the second floor is a loft room which could be used as either a third bedroom or home office with built in storage.





STEP OUTSIDE

The front garden is set back from the road and accessed through a gate with a path to the front door. The rear garden has beautiful views towards the Bloreng Mountain and has been designed to be low maintenance with raised flower beds and a patio area with storage shed and pergola over. There is a rear pedestrian lane that benefits this property and leads onto Park Crescent.

AGENTS NOTES

There is a rear pedestrian lane that benefits this property and leads onto Park Crescent.

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.

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.

DIRECTIONS

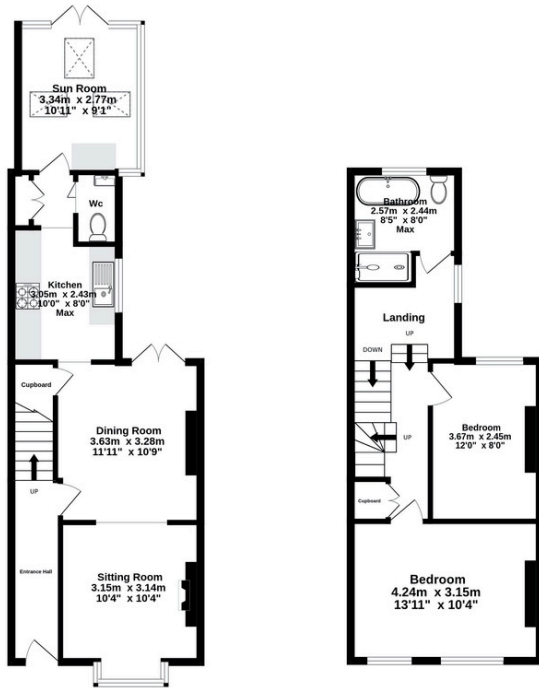
Take the Hereford Road out of town towards Mardy. Turn left into Park Crescent and then take the second left into Springfield Road where No.18 is the second property on the right.

LOCATION

Springfield Road is in a popular residential area within a reasonable walking distance of Abergavenny town centre. The historic market town offers a wide range of amenities including shops, primary and secondary schools, banks, doctors, dentists, a library and a general hospital. Abergavenny has a leisure centre with swimming pool, a cinema, theatre and the area is well known for its many high-quality restaurants. The town has a mainline railway station and good road links for commuting; the property is situated within easy reach of the commercial centres of south Wales via the Heads of the Valleys road and the A40/A449 linking to the M4, M5 and M50 motorways for Cardiff, Bristol and the Midlands.

Ground Floor
48.6 sq.m. (523 sq.ft.) approx.

1st Floor
38.7 sq.m. (417 sq.ft.) approx.



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TOTAL FLOOR AREA : 101.3 sq.m. (1091 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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ASKING PRICE

Offers in Excess of £300,000

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

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

LOCAL AUTHORITY

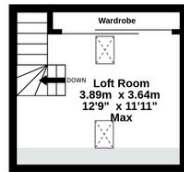
Monmouthshire County Council.

COUNCIL TAX

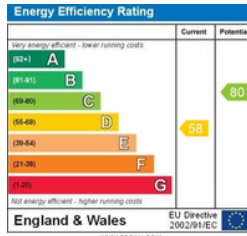
Band - D. Please note that the Council Tax banding was correct as at the date property was listed. All buyers should make their own enquiries.

TITLE

The house is registered under Title Number CYM261632 - a copy of which is available from Parrys.



Scan to view video of the house





Seller Insight

“I've lived at Springfield Road for 12 years and it's a really lovely spot, close to town to wander in or to walk to the train station. The neighbours have all been very welcoming and the majority have been here for a lot longer than myself. During Covid, we really did pull together and relationships were formed that are still as good today. The house may only be described as a two bedroom, but it is like a Tardis. I love the high ceilings and have tried, when updating, to keep to the original features and replicate where possible. The sunroom at the back of the house is a lovely area to sit and read, to work or even watch tv in the evening. The back garden is not overlooked by neighbours but is secure and has a safe feeling with an uninterrupted view of the Bloreng Mountain. Both bedrooms are a lovely size, and this continues up to the attic room, which I use as another bedroom or an office when working from home. I hope the next owner enjoys this house as much as I.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



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