



LYDSTEP, 2 WINDSOR ROAD

ABERGAVENNY | MONMOUTHSHIRE | NP7 7BB

WELCOME TO LYDSTEP, 2 WINDSOR ROAD

Located in one of the prime residential roads on the Western side of Abergavenny town is this exceptionally attractive three storey Victorian linked end of terrace house. This substantial house has been tastefully modernised with much care to ensure the original features remain. The entrance hall has the original tessellated tiled floor, other period features include stripped pine doors, wooden floors, coving and decorative period fireplaces. Windsor Road is located on the fringe of Abergavenny with walks through open countryside and local amenities all in close proximity. From the second floor and to the rear are views towards surrounding countryside and the Blorenges and Sugar Loaf mountains.

KEY FEATURES

- Attractive Victorian House with many period features
- Stone pillared entrance to enclosed mature front garden
- Located over three storeys with views from the upper floors
- Situated in a prime residential area on the fringe of Abergavenny town
- 3 reception rooms plus open plan kitchen/breakfast room and utility room
- 3 first floor and 2 second floor bedrooms, bathrooms on both floors
- Pretty rear garden with stone patio and lawns with mature trees and shrubs



GROUND FLOOR

Enter through an arched brick entrance porch through the front door into a welcoming entrance hall with the original tessellated floor, staircase to the first floor and access to the principal ground floor rooms. The sitting room, with bay window, is located to the front of the house, this attractive room has a wooden floor and period fireplace with built in cupboards either side of the chimney. Continue along the entrance hall to the second reception with window to the rear, again with fitted cupboards. To the rear of the house is the kitchen/breakfast room fitted with a range of painted kitchen cupboards and a range cooker. There is ample space for a family breakfast table, positioned with views across the garden. The fabulous garden room is also located to the rear of the house with access to the stone patio and lawned garden. This room offers a 'wow' factor to the house and its contemporary design is a contrast to the original Victorian part of the house. The ground floor accommodation is completed by a useful utility room and W.C.





FIRST FLOOR

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 three bedrooms and the family bathroom, the bedrooms have features including stripped wooden floors, cast iron fireplaces and high ceilings. The principal bedroom has a bay window to the front, 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.

SECOND FLOOR

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.



OUTSIDE

The front of the property has stone pillars and a wrought iron pedestrian gate leading to the entrance path and the enclosed front garden which affords the property privacy from the road. To the rear of the house is an enclosed rear garden with lawn, stone patio and mature plants and hedges. Accessed via a pedestrian door is a large outbuilding which was formerly the garage. From the rear garden are views towards the Bloreng Mountain.







LOCAL AREA

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.



INFORMATION

Price: Offers in Excess of £600,000

Local Authority: Monmouthshire County Council

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

EPC Rating: E

Tenure: Freehold

Agent's Note: Please note all information will need to be verified by the buyers' solicitor and is given in good faith from information both obtained from HMRC Land Registry and provided by our sellers.

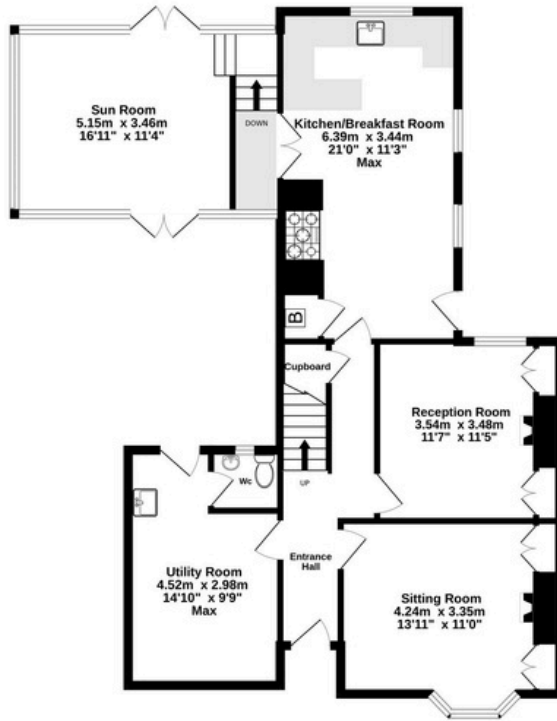
Services: We are advised that the property is connected to mains water, electricity, gas and drainage.

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

Mobile: EE, Three, O2 and Vodafone are all limited indoors but available outdoors. Please make your own enquiries via Ofcom.

Title: The property is registered under Title Number WA836945—copies of which are available from Parrys.

Ground Floor
87.8 sq.m. (945 sq.ft.) approx.



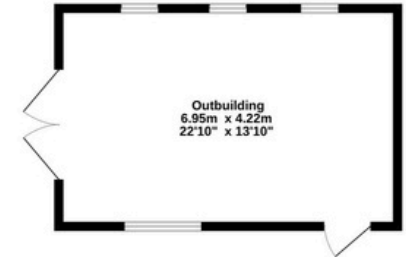
1st Floor
50.8 sq.m. (547 sq.ft.) approx.



2nd Floor
34.9 sq.m. (375 sq.ft.) approx.



3rd Floor
27.7 sq.m. (298 sq.ft.) approx.

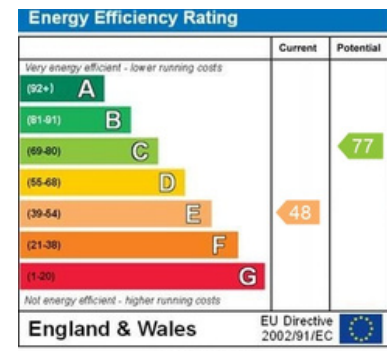


TOTAL FLOOR AREA : 201.1 sq.m. (2165 sq.ft.) approx.

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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of the house





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