



1 PARK LANE

ABERGAVENNY | MONMOUTHSHIRE | NP7 5SS

1 Park Lane

This spacious three-bedroom semi-detached home is situated within close proximity to the popular Bailey Park and Abergavenny town and is ideally positioned for local amenities. Situated on a substantial plot, this property offers generous living accommodation throughout with well-proportioned rooms and scope for further enhancement.

- Three-bedroom semi-detached property
- Two reception rooms
- Corner plot with wrap around garden
- Close to Bailey Park and Abergavenny town centre
- Off road parking
- Offered with no onward chain



STEP INSIDE

The property briefly comprises an entrance hall providing access to the main reception rooms. To the front of the property is a sitting room with wooden flooring and bay window to the front. The kitchen to the rear is fitted with a comprehensive range of wall and base units, work surfaces, integrated hob and oven with extractor hood above and space for undercounter appliances. A rear door from the kitchen provides access to the garden. Adjacent to the kitchen is a second reception room, again with wood flooring and double doors opening to the rear garden, this versatile room could be used as a dining room or second reception room.

Stairs rise to the first floor where there are three bedrooms, two of which are well-proportioned double bedrooms and a further single bedroom. The two bedrooms to the front of the property have views over Bailey Park. A family bathroom with a shower over bath is also located on this floor.





STEP OUTSIDE

The property is set behind a low-level boundary wall with double black metal gates opening onto a driveway that extends along the side and front elevations. Positioned on a generous plot, the gardens wrap around the property to the front, side, and rear and are laid mainly to lawn and enclosed by a combination of mature hedgerow and fencing. A large garden shed is situated in the far corner, and a paved patio area adjoins the rear elevation.

LOCATION

Park Lane is in a popular residential area within a reasonable walking distance of Abergavenny town centre, the property itself is also closely situated to the local convenience store. 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.

DIRECTIONS

From Abergavenny town centre, turn right after passing Morrisons on your left-hand side. Continue on Park Avenue for approximately 400 yards then turn right into Park Lane. The property will be found on your left-hand side.

PRICE

Offers in Excess of £350,000

TENURE

Freehold.

TITLE

The house is registered under Title Number WA215158 – a copy of which is available from Parrys.

ENERGY PERFORMANCE RATING

D. To view the full EPC please visit the www.gov.uk

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.

AGENT'S NOTES

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

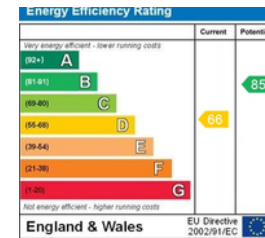
We understand that the property is connected to mains electricity, gas, water and drainage. Gas fired central heating.

Broadband:

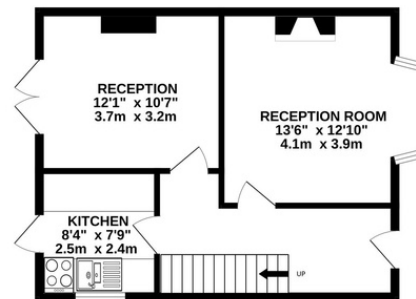
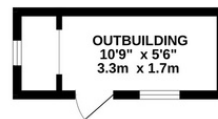
Standard and superfast fibre broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach.

Mobile:

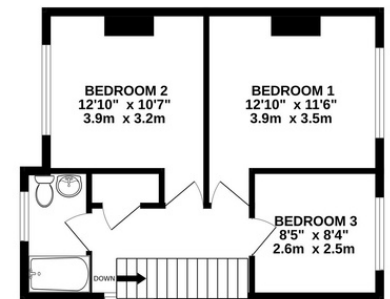
EE and Three are both good indoors and outdoors, Vodafone is variable indoors and good outdoors. Please make your own enquiries via Ofcom.



GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



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TOTAL FLOOR AREA : 942 sq.ft. (87.5 sq.m.) 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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