



# CROMPTON

67 HEREFORD ROAD | ABERGAVENNY | MONMOUTHSHIRE | NP7 5RB



# CROMPTON

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Situated on the fringe of Abergavenny town centre, a spacious and well-presented four-bedroom detached house.

Rent (pcm)  
£ 1,350.00

Deposit  
£ 2,025.00

EPC Rating  
D

Council Tax  
Band E

# KEY FEATURES

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- Light and airy open plan kitchen/dining room
- Principal bedroom with en-suite
- Enclosed rear garden with patio and shed





# GROUND FLOOR

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The accommodation arranged over three floors comprises to the ground floor: entrance porch, entrance hallway with oak effect flooring, store cupboard and door to the downstairs cloakroom, sitting room with dual aspect, flame effect wall mounted electric fire and oak flooring. To the rear of the property is the open plan kitchen/dining room, the kitchen has been fitted with a range of contemporary wall and base units complimented with decorative mosaic tiled splashback and black laminate worktop, freestanding range style cooker with extractor unit over, dishwasher, oak flooring and French doors opening onto the enclosed rear garden.

# FIRST FLOOR

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Stairs rise to the first-floor landing with store cupboard, front double bedroom with superb views, two further double bedrooms and modern family bathroom.









# SECOND FLOOR

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The light and airy principal bedroom with front aspect capturing the stunning views of the mountains, under eaves storage and contemporary style en-suite bathroom with corner shower cubicle, free standing bath, heated towel rail, W.C., and hand basin.



# OUTDOORS

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The property is set back from the Hereford Road and is approached via a shared entrance to the parking area. Gates to either side of the property lead to the enclosed rear garden with shingle patio area, central lawned area and garden shed.







# LOCAL AREA

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The property is located on the fringe of the historic market town of Abergavenny and within walking distance of the Bailey Park which hosts numerous events throughout the year. Abergavenny town offers a wide range of amenities including primary and secondary schools, independent shops alongside high street stores, several supermarkets, doctors', dentists' and a general hospital. There are good leisure facilities plus a cinema, theatre, library, numerous public houses, and many highly regarded restaurants both within the town and the surrounding villages. The area is well known for being the 'Gateway to Wales' and is on the doorstep of the breath-taking Brecon Beacons/Bannau Brycheiniog and the Monmouthshire & Brecon canal. Abergavenny offers a bus station, mainline railway and excellent transport links via the A465, A40, A449 and onto the M4/M5 and M50 motorway networks

**Directions:** From park street turn left on to the Hereford Road and follow the road for approximately 500 yards. The property will be found on the right hand side.

**What3words:** ///rural.rinsed.orders

**Parking:** Off-street parking falls within the registered Title Plan of the property.







# INFORMATION

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**Minimum Term:** 12 months

**Affordability criteria:** 2.5x the annual rent

**Local Authority:** Monmouthshire County Council

**Tenure:** Freehold

**Services:** We understand that the property is connected to mains electric, gas, water and drainage

**Broadband:** Full fibre, FTTC and copper broadband available with maximum download speeds of 1600Mbps and upload speeds of 115Mbps, subject to providers terms and conditions. Please make your own enquiries via Openreach.

**Mobile:** EE, Three, O2 good out and indoor, Vodafone good outdoor variable in home. Please make your own enquiries via Ofcom.

**Planning Consents:** Parrys Rentals are not aware of any planning applications affecting this property.

**Flood Risk:** This property is at a very low risk of flooding from rivers, surface water and small water courses. Please make your own enquiries via Natural Resources Wales.

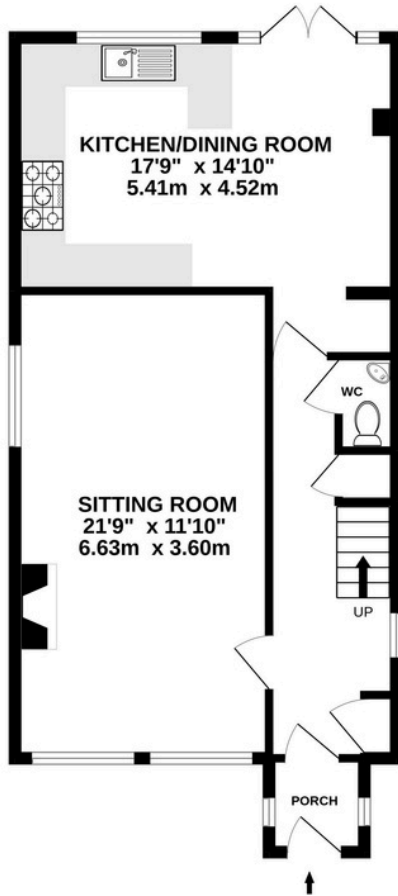
**Title:** The property is registered under Title number CYM363035 - a copy of which is available from Parrys Rentals.

## **Digital Markets Competition and Consumers Act 2024**

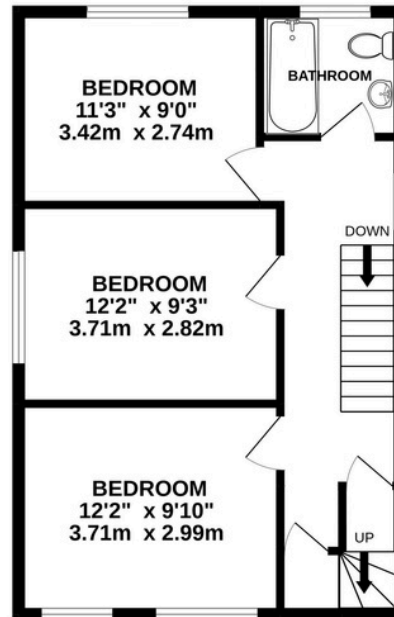
**(DMCC Act):** The DMCC Act 2024, which came into force in April 2025, is designed to ensure that consumers are treated fairly and have all the information required to make an informed decision, whether that be a property or any other consumer goods. Parrys Rentals are committed to providing material information relating to the properties we are marketing to assist prospective contract holders when deciding to view and/or proceed with the application for the occupation contract of a property.



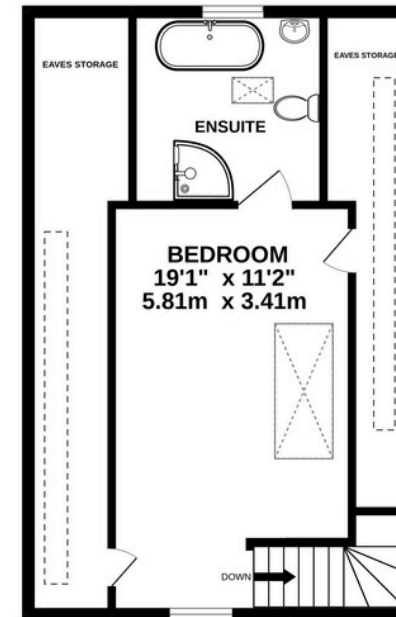
GROUND FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR  
498 sq.ft. (46.2 sq.m.) approx.



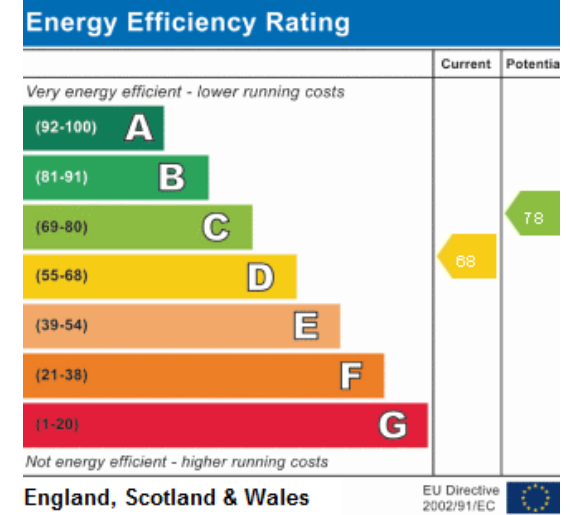
2ND FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 1600 sq.ft. (148.6 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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**P** parrys  
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