

# 23 MOUNT STREET

ABERGAVENNY | MONMOUTHSHIRE | NP7 7DT



P) parrys

# WELCOME TO 23 MOUNT STREET

A beautifully presented Victorian period terraced house located in a sought after residential location on the Western side of Abergavenny. The house offers character and charm combining modern fittings ensuring this pretty home offers both comfortable living with the practical requirements of day to day living. The garden is a separate from the house, literally a few steps from the house leads to a generous, enclosed garden.



- Deceptively spacious terraced Victorian home
- Beautifully presented with much character
- Modern fittings combined with period features
- Generous garden – close to but detached from the house
- Located on the popular western side of Abergavenny

## THE PROPERTY

The front door opens into a porch with a door to the spacious, open plan sitting/dining room, with character and charm and features including an exposed stone wall and a stone and brick fireplace housing a log burning stove. The painted wooden ceiling beams provide a modern twist to the house as does the staircase with oak and glass balustrade which rises to the first floor. The room is neutrally decorated and offers space for all the family to relax. The modern, galley kitchen to the rear of the home has been cleverly designed to maximise the space and light with a vaulted ceiling and velux windows and retaining the character of the period with wooden work surfaces. French doors lead out to a private patio area, the perfect space to enjoy a morning coffee or an evening glass of wine. A modern shower room completes the ground floor accommodation. The first floor offers three bedrooms, the principal bedroom has a window to the rear and benefits from an en-suite bathroom. There is a further double bedroom and a single bedroom, both with windows overlooking the front. The first floor is equally well presented and decorated as the ground floor.





## OUTSIDE

To the front of the house, typical in Victorian style, is a small front courtyard style garden set behind wrought iron railings. The frontage of the house is set back from the road with the front courtyard having artificial grass and paved steps to the front door. To the rear of the house is a courtyard accessed from the kitchen, a pathway leads to a further garden space, a few steps from the house. This enclosed garden is mainly laid to lawn and enclosed by wooden fencing. There is on street parking available.

## INFORMATION

**PRICE:** £250,000

**EPC Rating:** C. To view the full EPC please visit [www.gov.uk](http://www.gov.uk)

**Tenure:** Freehold.

**Local County Council:** Monmouthshire County Council.

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

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

**Broadband:** Superfast fibre and standard broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach.

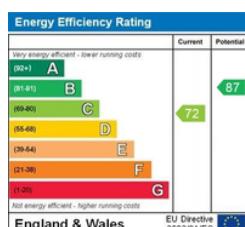
**Mobile:** EE and Three are both good indoors and outdoors, Vodafone and 02 are good outdoors. Please make your own enquiries via Ofcom.

**Title:** The house is registered under Title Number CYM545658 – a copy of which is available from Parrys.

**Agent's Notes:** There is a right of way to access the garden from the side of number 27. 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

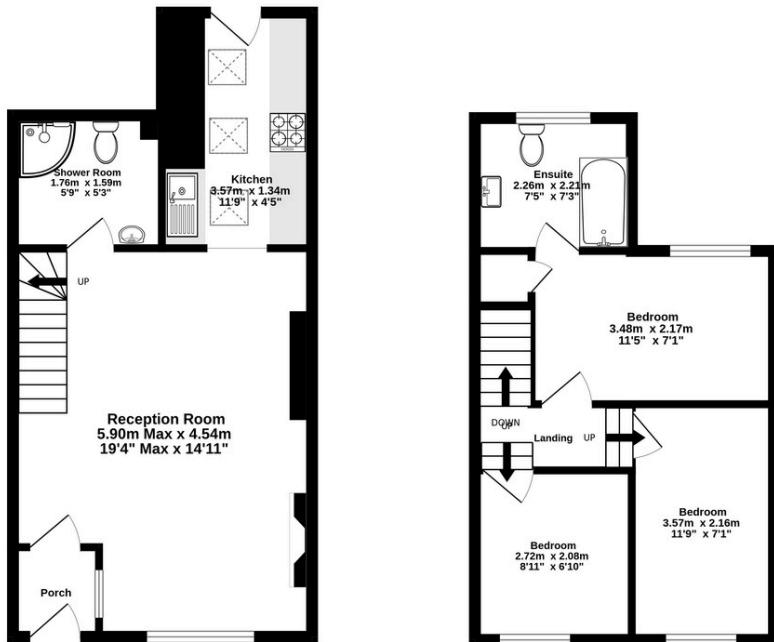
**Directions:** From Abergavenny town centre take the A40 towards Crickhowell. At the small roundabout in front of the Cantref Inn take the 3rd exit into Mount Street and the property can be found a short distance along on the left hand side.  
What 3 Words: //interview.petty.discouraged

**Location:** The property is conveniently situated for access to Abergavenny town centre with its range of amenities including doctors, dentists, library, banks and building societies. Local schools are also within easy reach of the property. Lovely walks in the surrounding Brecon Beacons/Bannau Brycheiniog National Park countryside and to the Sugar Loaf Mountain are found within approximately two miles. The town and the surrounding area is well known for its many high quality restaurants and the annual Food Festival. With good road and rail links for commuting and the property is conveniently situated near to the A40 for routes to Crickhowell and mid and west Wales and other road links (A449) to the M4, M5 and M50 motorways for Cardiff, Bristol, London and the Midlands and the A465 for Merthyr, Brecon and Hereford.



Watch the video tour here





TOTAL FLOOR AREA : 68.6 sq.m. (739 sq.ft.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floor plan shown here, measurements of doors, windows, rooms etc. are approximate and no responsibility will be taken for any error, omission or mis-statement. The 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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