

Estate Agents

Taylor & Co

Abergavenny

Richmond Road

Abergavenny, Monmouthshire, NP7 5RD

Asking Price

£239,950

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Traditional stone-fronted Victorian mid-terrace home | Two bedrooms plus a useful loft room
Excellent opportunity to modernise, improve and add value | Open-plan lounge / diner
Kitchen and separate utility room | Ground-floor shower room plus first-floor bathroom
South-facing rear garden with attractive views towards the Blorenge | Useful garden shed and rear service access
Popular residential setting within walking distance of Bailey Park and a local convenience store | NO FORWARD CHAIN

Set along a popular residential street within walking distance of Bailey Park, this traditional stone-fronted two bedroomed mid-terrace Victorian property offers an appealing opportunity for buyers looking to create a home of their own. Offered to the market with no forward chain and requiring updating and improvement, the property combines a generously proportioned living space with a south-facing rear garden, views towards the Blorenge and a useful loft space, providing plenty of scope to potentially enhance the accommodation and add value.

The attractive stone frontage and garden forecourt enclosed behind wrought iron railings gives the house plenty of period appeal. A partly glazed entrance door opens into the hallway, where a staircase rises to the first floor and doors lead into the living accommodation. The ground floor has a comfortable, connected layout, with the living and dining rooms open to one another to create a versatile and sociable space. At the front, the living room has a wood framed double glazed window and a fireplace with an electric fire point, together with a useful, fitted cupboard to one side. An open archway leads through to the dining room at the rear, which has a further window and an unusual understairs recess with tiled floor. The kitchen opens directly from the dining room and is fitted with a range of wooden cabinets complemented by laminate work surfaces and tiled splashbacks. It would benefit from modernisation but has an inset sink, gas cooker point and space for an undercounter fridge, with a rear-facing window enjoying an outlook towards the Blorenge. A partly glazed door continues into the utility room, a particularly useful addition with a Velux rooflight, space for a washing machine and tumble dryer, and direct access into the garden. Completing the ground floor is a shower room fitted with a white suite including a thermostatic shower, vanity wash hand basin and WC.

On the first floor, the landing provides access to two bedrooms and the family bathroom. The rear bedroom enjoys an attractive outlook towards the Blorenge, while the front bedroom forms part of what was originally a larger room extending across the front of the house. At some point in the property's history this room has been divided to accommodate a staircase rising to a converted loft space. This is a useful area, fitted with power, lighting, radiator and a double-glazed rooflight and is currently presented as a double bedroom; however, we are not aware of the required planning consent or Building Regulations completion certificate relating to the conversion and consequently it is not being marketed as a bedroom. Nevertheless, it provides valuable additional space with potential for a variety of uses, subject to a purchaser's individual requirements and any required necessary consents.

The family bathroom is on the first floor and is fitted with a white suite comprising a panelled bath with shower attachment, WC and vanity wash hand basin. Natural light is provided by both a rear-facing double glazed window and Velux rooflight, and the room also houses a wall-mounted Worcester Bosch boiler.

One of the most appealing features of the house is its rear garden. With a southerly aspect and views towards the Blorenge, it provides a lovely outdoor area. Steps lead down into the garden where a generous tiled patio creates an ideal setting for outdoor seating and dining. Planted borders add interest before the garden continues onto an area of lawn with a useful garden shed positioned towards the rear. There is service access across the rear for neighbouring properties.

With its traditional stone frontage, adaptable accommodation and attractive south facing garden, this family home offers considerably more than its two-bedroom classification might initially suggest. The property would benefit from modernisation, but for a buyer prepared to undertake the work, this is an excellent opportunity to create a characterful home, add value and make the most of a highly convenient setting close to Bailey Park and everyday amenities.

SITUATION | This family home is centrally positioned within walking distance of the town centre and Bailey Park giving it ease of access to all services and amenities. The area is particularly well served with schools for all ages, including many highly regarded primary schools and for all-through 3 to 19 education, King Henry VIII can be found a short distance away.

The area is internationally favoured as a foodie haven as well as an ideal base for professional and amateur leisure pursuits. The town centre has comprehensive leisure and shopping facilities with several individual boutique style shops, eateries and restaurants, grocery and newsagent stores, supermarkets and many well-known high street shops. The market hall in the town centre also hosts a market several times a week.

Abergavenny has its own cinema and leisure centre as well as several pubs and restaurants for evening entertainment. Abergavenny railway station is approximately 1.3 miles away whilst road links at the Hardwick interchange provide access to the motorway and "A" routes to Newport, Cardiff and Merthyr Tydfil and further afield to the M4 for Bristol and the Midlands.

GENERAL

Tenure | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

Covenants | The property is registered with HMLR, Title Number WA430388. There are no restrictive covenants associated with the property.

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property. The property has been extended with the addition of a utility room and ground floor shower room. This extension was completed approximately 12 years ago but the Executor for the Estate can provide no further information to confirm whether the proper consents are in place. **Buyer note:** the Agent is unable to verify whether the appropriate consent is in place for the loft conversion and this work had already been undertaken prior to the owner's occupation.

Grant of Probate | The sale is being overseen by the Executor to the Estate. The Grant of Probate has been received,

Services | Mains gas, electric, water and drainage are connected to the property.

Council Tax | Band D (Monmouthshire CC)

EPC Rating | Band C

Flood Risk | No flood risk from rivers or surface water according to Natural Resources Wales.

Broadband | According to Openreach, a full fibre broadband connection to the property is available in this postcode.

Mobile network | According to Ofcom, 02, Three, EE, and Vodaphone provide indoor coverage.

Viewing Strictly by appointment with the Agents
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Property Reference AB597























Floorplan

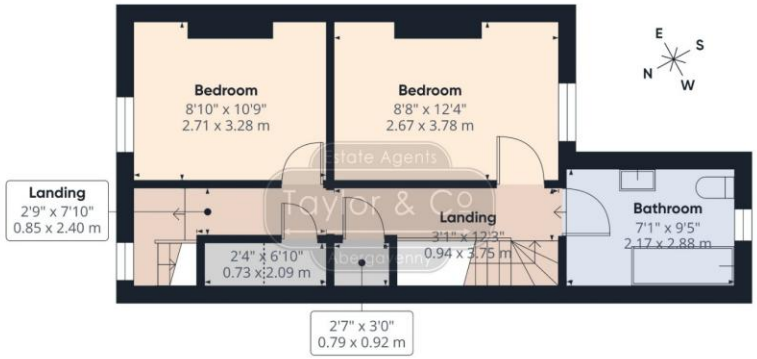
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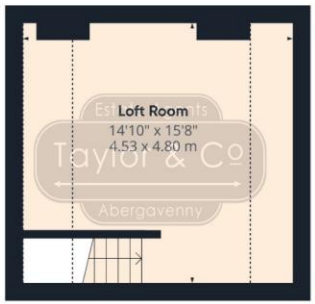
Abergavenny



Floor 0



Floor 1



Floor 2

Approximate total area(1)

1036 ft²

96.1 m²

Reduced headroom

84 ft²

7.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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These particulars have been compiled with reference to our obligations under THE DIGITAL MARKET, COMPETITION & CONSUMER ACT 2024: Every attempt has been made to ensure accuracy; however, these property particulars are approximate and for illustrative purposes only and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings; it must not be inferred that any item shown is included with the property. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. If there is any point which is of particular importance to you, please contact us and we will provide any information you require.