



# ASHGROVE

24 WESTERN ROAD | ABERGAVENNY | MONMOUTHSHIRE | NP7 7AD

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Ahead of the curve

# WELCOME TO ASHGROVE, 24 WESTERN ROAD

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A fine example of a Victorian period house built circa 1870 and with much character and many of the original features. This substantial attached house is cleverly orientated to ensure privacy and is not overlooked with extensive gardens to the front and sides. To one side of the house is a private south facing terrace with the most stunning view towards The Blorenge Mountain. Located in a prime residential area on the Western side of Abergavenny town, this period houses in the area were originally built for the senior managers of the railways and iron works, in more recent years, the Western side of Abergavenny has been favoured by buyers in the medical profession (ideal for the proximity of Nevill Hall Hospital) and business people, both working locally and commuting to the cities of Bristol, Cardiff, Hereford and London. The Western side of Abergavenny is an ideal location for access to road and rail links, the house is within walking distance of a wellregarded local primary school and a new 'super school' with leisure centre. The house requires updating and modernising and offers generously proportioned rooms with many original features including tessellated tiled floors, stripped floorboards, ornate plaster cornicing, ceiling roses, period fireplaces and an impressive staircase with turned handrail and newel posts, original doors, and the wonderfully high ceilings typical of a property of this era. While the house would now benefit from some investment, it presents an exciting opportunity for purchasers to reconfigure the layout and create a beautiful home, in a sought after location, to suit their needs and the requirements of modern day living.

# KEY FEATURES

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- A substantial period home retaining many original features and much character
- Situated on a corner plot with generous gardens and a private enclosed terrace
- Located on the highly sought after Western side of Abergavenny town
- A much loved home for the past 40 years, now requiring updating and modernisation
- Potential to create a fabulous home combining a modern fittings to complement the Victorian features
- Driveway with wrought iron gates and garage requiring replacement, ample space to create parking
- Stunning views towards the Blorenge Mountain, particularly showcased from the first-floor studio
- Best and Final offers to be submitted by 5pm on Wednesday 6th May 2026



# THE PROPERTY

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Enter through the entrance door into a welcoming hallway, where the striking staircase with its turned handrail and newel posts, rises to the first floor and immediately sets the tone for the character found throughout the house. Positioned to the side of the property, the sitting room is a beautifully light space with four large windows that flood the room with natural light. A Minster style fireplace forms an attractive focal point, complemented by the generous proportions typical of a house of this era. Centrally located, the snug offers a warm and inviting atmosphere with its exposed wooden floorboards. This versatile room works equally well as a cosy retreat or an additional reception space. Accessed from both the kitchen and the snug, the ground floor sun room provides a generous footprint for refurbishment or replacement. This bright, flexible space is perfect for dining, relaxing, or simply enjoying views across the mature rear garden. The kitchen has excellent proportions with ample space for a dining table, the Rayburn is both useful and adds character to the room. A wooden staircase rises from the kitchen to a first floor, generously proportioned studio with the most magnificent view of the Blorenge Mountain, this room would make a perfect reception room in which to relax and enjoy the view, a first floor dining room with access from the kitchen or a studio/hobby room. The ground floor is completed by a separate pantry/boiler room, shower room and on the lower ground floor, a cellar.

















# FIRST FLOOR

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The attractive, original staircase with turned handrail and balustrade rises from the entrance hall to the first floor landing. One of the interesting features of the staircase is a built in, ornate mirror at half landing level, it provides décor and intrigue. As with the ground floor, the first floor offers space, light and retains period features. There are four spacious bedrooms and a bathroom with a cast iron bath. The first floor could be reconfigured to incorporate another bathroom/en-suite.



# LOFT

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A pull down fitted loft ladder provides access to a spacious loft room with Velux style windows. This loft space could be used for storage or perhaps an office or additional bedroom space subject to any planning and building regulation requirements.



# SECOND LOFT

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A second, smaller loft area, provides further storage space and again has Velux windows. Subject to any planning and building regulations and a the installation of a staircase, this space has potential for a small office.



# DRIVEWAY AND GARAGE

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The property is approached via a pedestrian gate from Western Road, with vehicular access through double wrought iron gates, leading to the driveway and garage, from Belgrave Road. The garage does require refurbishment/replacement. The driveway offers off road parking.



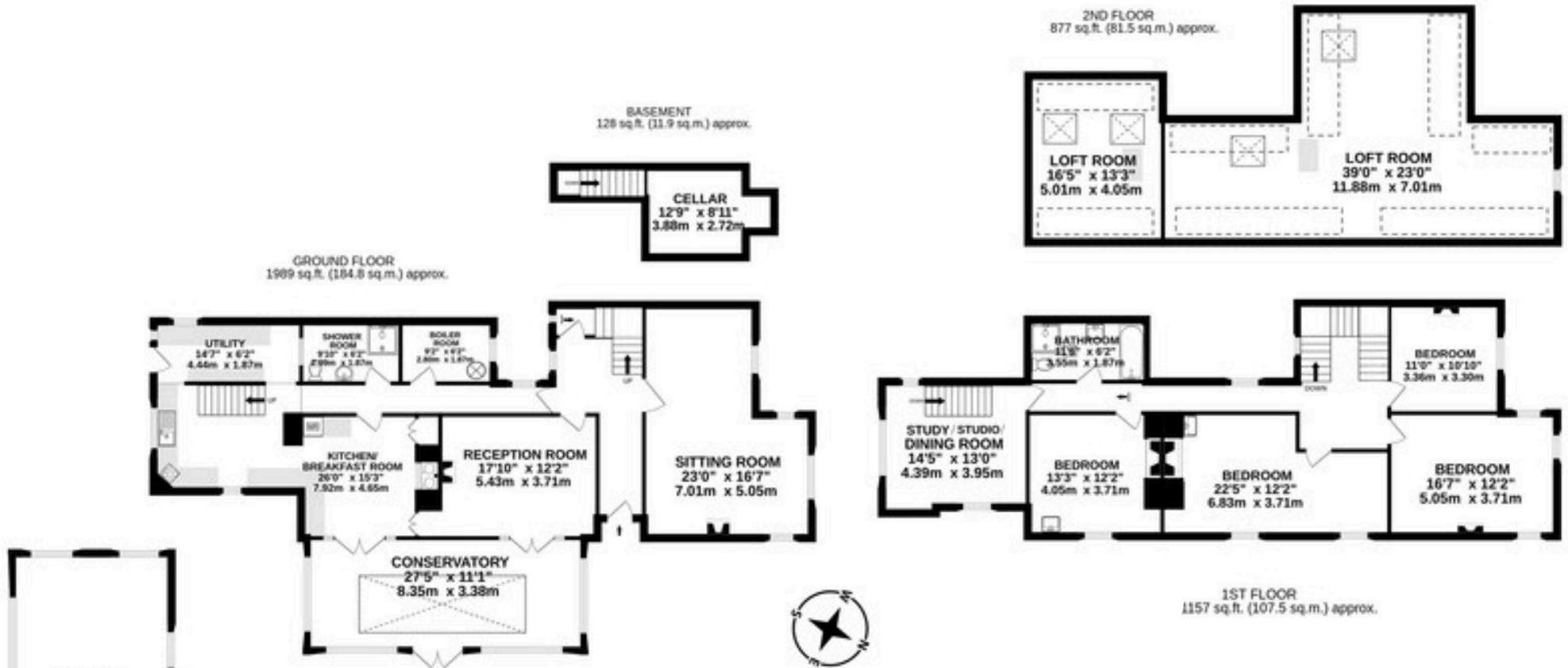
# OUTSIDE

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The generous gardens extend the full width of the house and lie predominately to the front of the house. To one side is a private garden with a fishpond and mature plants, to the other side a secluded and private south facing courtyard with views towards the Bloreng Mountain. The main garden is shielded from the two roads by mature trees, is predominately laid to lawn with planted borders. A wooden summer house is located to one corner. Adjoining the house is a patio area. The gardens have been thoughtfully designed to offer privacy, seclusion and tranquility.







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TOTAL FLOOR AREA : 4151 sq.ft. (385.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		82
	D	63	
	E		
	F		
	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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# LOCAL AREA

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Western Road is located in the sought-after area on the western side of Abergavenny, a short distance from open countryside but within half a mile of the town centre. 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. Numerous annual events are held in the town including the renowned Abergavenny Food Festival. 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.

# DIRECTIONS

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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, turn left onto Western Road and the property will be located a short distance on the right hand side.

What 3 Words - [///optimally.miracles.unsettled](#)



# INFORMATION

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**Guide Price: £725,000**

**Local Authority:** Monmouthshire County Council.

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

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

**Tenure:** Freehold.

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

**Broadband:** Ultrafast fibre is available to order subject to providers terms and conditions. Please make your own enquiries via Openreach.

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

**Title:** The house is registered under Title Number WA312793 – a copy of which is available from Parrys.

**Agent's Notes:** There is one tree within the boundary with a Tree Preservation Order.

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.



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