

# 4 ST MARYS ROAD

ABERGAVENNY | MONMOUTHSHIRE | NP7 5RS



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# WELCOME TO 4 ST MARYS ROAD

A spacious and well presented four bedroom end of terrace home situated in a quiet location, enjoying distant mountain views and within short walking distance of Bailey Park, Abergavenny town centre, while also benefiting from excellent transport links. Offering substantial accommodation over 2 floors of approximately 1,326 sq ft, the property provides generous and versatile living space. The private courtyard offers an attractive, low maintenance outdoor space, making the property ideal for buyers seeking convenience and easy living within walking distance of local amenities.



- 4 bedroom end of terrace home with distant mountain views
- Circa 1,326 sq ft of accommodation
- 2 spacious reception rooms, downstairs WC and separate utility
- Private, low maintenance outdoor space
- Detached garage and on street parking
- Quiet cul-de-sac location
- Within short walking distance of Bailey Park and Abergavenny town centre
- Railway and transport links nearby

## THE PROPERTY

Entering through the front door, you are welcomed into a spacious hallway providing access to the principal ground floor accommodation and stairs rising to the first floor. The ground floor comprises two generous reception rooms, including a bright front sitting room with a bay window and a dining room overlooking the private rear courtyard. The spacious kitchen leads to a rear hallway, which provides access to a separate utility room and a convenient downstairs WC. On the first floor, a spacious landing leads to four well proportioned bedrooms and a modern shower room.



## OUTSIDE

To the front of the property is a paved garden area with low boundary wall and gate. To the rear is a private enclosed courtyard accessed by a door from the back hall. The low maintenance outdoor living space is ideal for sitting with a morning coffee and container planting with a useful tap conveniently located. The outdoor space has a gate leading out to the side road. The single detached garage is located approximately 100m from the property. A valuable addition to the property providing useful storage, workshop space or secure off road parking.



## INFORMATION

**Offers in Excess of: £295,000**

**EPC Rating:** D. 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:** E. 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 there is mains electricity, gas, water and drainage connected to the property.

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

**Mobile:** EE, Three, O2 and Vodafone are good indoors and outdoors. Please make your own enquiries via Ofcom.

**Title:** The house is registered under Title Number WA697762 – a copy of which is available from Parrys.

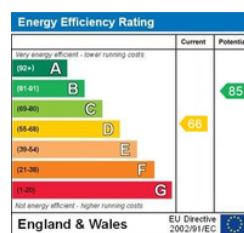
**Agent's Notes:** We are informed by the sellers that the property has had extensive building work carried out over the last few years. Please note all information will need to be verified by the buyers' solicitor and is given in good faith from information both obtained from HMRC Land Registry and provided by our sellers

**Directions:** From Abergavenny town centre, take the B4521 Hereford Road, proceed past the park on your left and taking the first right after the Fire Station onto St Marys Road where the property can be found a short distance along on your left-hand side.

Looking at new builds.

**What 3 Words:** //image.faster.ombudsman

**Location:** St Marys Road is well placed for easy access to Bailey Park and Abergavenny town centre. Abergavenny 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 breathtaking Brecon Beacons with the Monmouthshire & Brecon Canal a short distance away for beautiful walks. 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.



Watch the video tour here



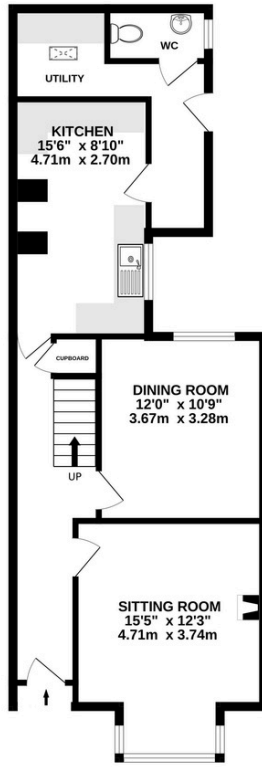
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TOTAL FLOOR AREA: 1326 sq.ft. (123.2 sq.m.) approx.

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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GROUND FLOOR  
786 sq.ft. (73.0 sq.m.) approx.



1ST FLOOR  
541 sq.ft. (50.2 sq.m.) approx.



21 Nevill Street, Abergavenny, NP7 5AA | 01873 858990  
abergavenny@parrys.com | www.parrys.com

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LLP Registration Number: OC314727. Parrys Rentals (Abergavenny) LLP Registration Number: OC386932



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*Ahead of the curve*