



37 HEREFORD ROAD

ABERGAVENNY | MONMOUTHSHIRE | NP7 5PY

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Ahead of the curve

WELCOME TO 37 HEREFORD ROAD

A beautifully presented Edwardian semi detached home occupying a desirable position along one of Abergavenny's most established residential roads. Combining elegant period features with modern comforts, this impressive family home offers spacious and versatile accommodation throughout.

Retaining a wealth of original features including high ceilings, decorative mouldings, bay windows, fireplaces and an impressive staircase, the property blends character and charm with the practical requirements of modern family living. The result is a warm and welcoming home that is equally suited to everyday family life and entertaining.

Conveniently positioned within walking distance of Abergavenny town centre, the property enjoys easy access to local schools, shops, cafés, transport connections and the many amenities .

KEY FEATURES

- Elegant Edwardian semi-detached family home
- Beautifully presented throughout
- Wealth of original period features
- 4 bedrooms and 3 reception rooms
- Stunning open plan kitchen / dining / family room
- Enclosed mature rear garden
- Off road parking to the front
- Short distance to Abergavenny town centre
- Cellar storage



GROUND FLOOR

Entering through the front door, you are welcomed into the entrance hallway, where the striking original staircase with its turned handrail and newel posts rises to the first floor and immediately sets the tone for the character found throughout the home.

To the front of the property, the principal reception room is an elegant canted bay fronted sitting room featuring bespoke shelving, decorative cornicing and a striking cast iron fireplace. The generous high ceilings typical of a house of this era enhance the sense of space, creating a superb formal reception room. A second reception room offers a more intimate and cosy environment, complete with a wood burning stove, making it ideal as a family room, snug or home office.

At the heart of the home is an impressive open plan kitchen, dining and family room. This wonderful space perfectly caters for modern family life, combining generous dining and seating areas with a modern fitted kitchen. French doors invite natural light into the room whilst providing direct access to the garden, creating an excellent flow between indoor and outdoor living. Leading from the kitchen is a conservatory enjoying attractive views over the rear garden and offering a further reception space.

A useful utility room and ground floor shower room / WC complete the ground floor accommodation.















FIRST FLOOR

The original staircase rises to a split level landing where the generous proportions continue. Four well proportioned bedrooms provide excellent family accommodation, several retaining attractive period fireplaces and original detailing. The principal bedroom enjoys a lovely bay window, creating a light and airy atmosphere.

The bedrooms are served by a spacious family bathroom fitted with both a panelled bath and separate shower enclosure, providing flexibility for modern family living.







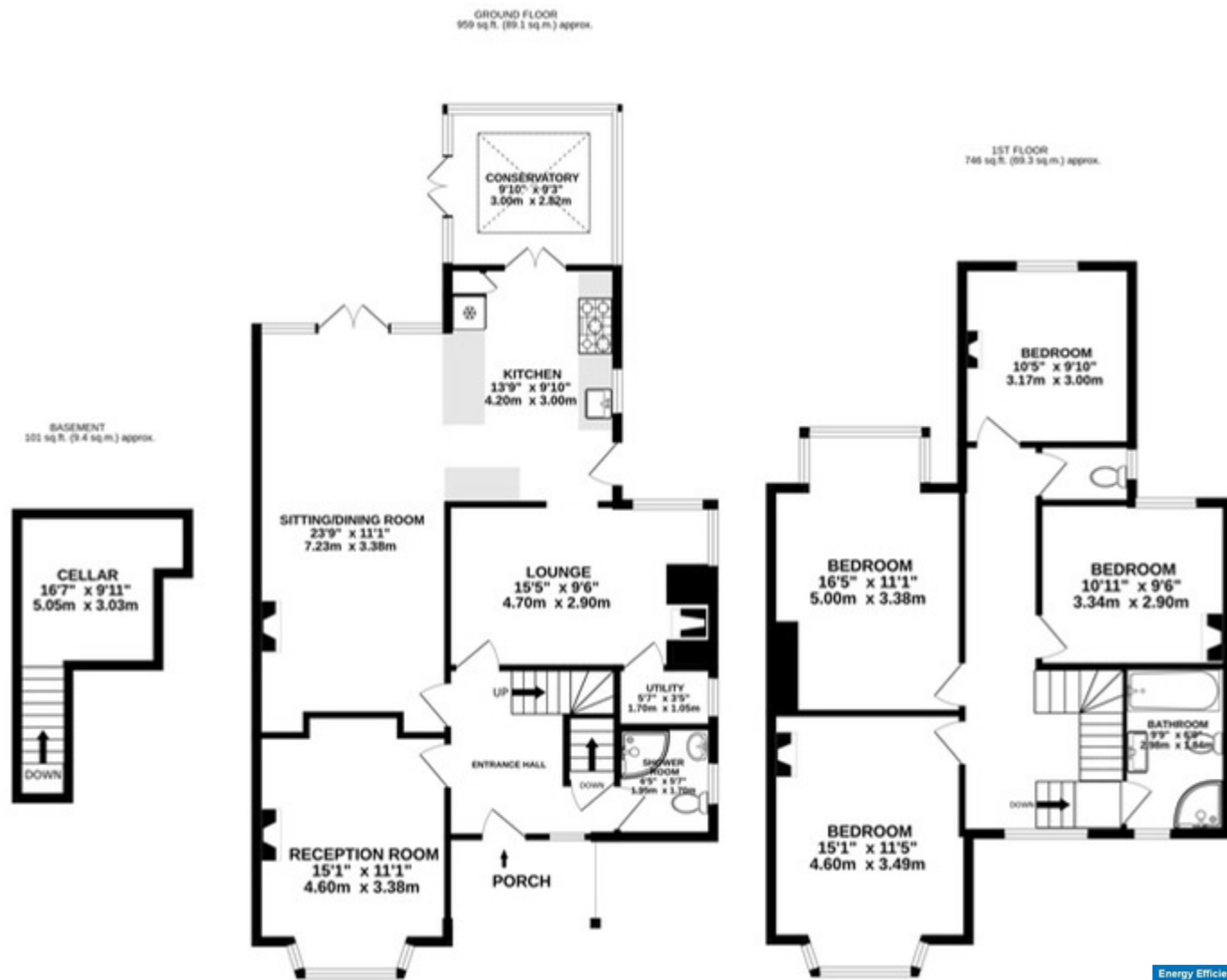


OUTSIDE

To the front of the property, a generous paved driveway provides valuable off-road parking and is enclosed by a traditional low brick boundary wall. Side access leads to the rear garden. The rear garden is enclosed by wooden fencing and offers an attractive and private outdoor space, thoughtfully landscaped with a lawn, mature planting and established shrub borders. Patio seating areas adjoining the house provide excellent spaces for outdoor dining and entertaining, whilst the abundance of established planting creates colour and interest. The conservatory and French doors provide a seamless connection between the house and garden, making the outdoor space a natural extension of the living accommodation.



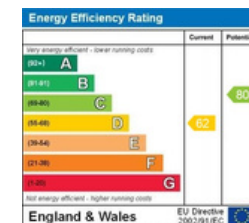




37 HEREFORD ROAD, ABERGAVENNY, NP7 5PY

TOTAL FLOOR AREA : 1807 sq.ft. (167.9 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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LOCAL AREA

Hereford Road is a short walk from Abergavenny town centre which offers a range of amenities including high street and independent shops, primary and secondary schools, doctors, dentists, a library, theatre and cinema. Abergavenny plays host to markets and events throughout the year, including the popular annual Food Festival, and the area is renowned for its range of high quality restaurants within the town and surrounding areas. There are excellent road links for commuting with easy access to the A40/A449 for links to the M4/M5 and M50 motorways and the A465 for the Heads of the Valleys. Abergavenny has a mainline railway station allowing access to local and national routes. London Paddington can be reached in less than 3 hours by train.

DIRECTIONS

From the Harwick roundabout follow the road towards the town centre. At the traffic lights by the Esso Petrol station go straight over and up the Hereford Road, number 37 will be found on your right hand side.

What 3 Words: ///smokers.dabbling.outhouse



INFORMATION

Guide Price: £545,000

Local Authority: Monmouthshire County Council.

Council Tax Band: F. 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

Tenure: Freehold.

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

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

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

Title: The house is registered under Title Number CYM493880 – a copy of which is available from Parrys.

Agent's Notes: 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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