



**2 Nursery Way, Abergavenny, NP7 6DJ**  
Three Bedroom Semi-Detached Property with Front & Rear Gardens

Guide Price of  
**£375,000**

# 2 Nursery Way, Abergavenny, NP7 6DJ

A Two / Three Bedroom Semi-Detached Property.

## Overview

- Semi-Detached Property
- Three Bedrooms
- Kitchen/Dining Room
- Ground Floor Shower Room
- First Floor, Four Piece Bathroom
- Versatile Accommodation
- Gas Central Heating
- Double Glazing
- Driveway for up to Three Vehicles
- Walking Distance of Town Centre



A well-presented versatile property tucked away between Park Crescent and Highfield Crescent within walking distance to Bailey Park.



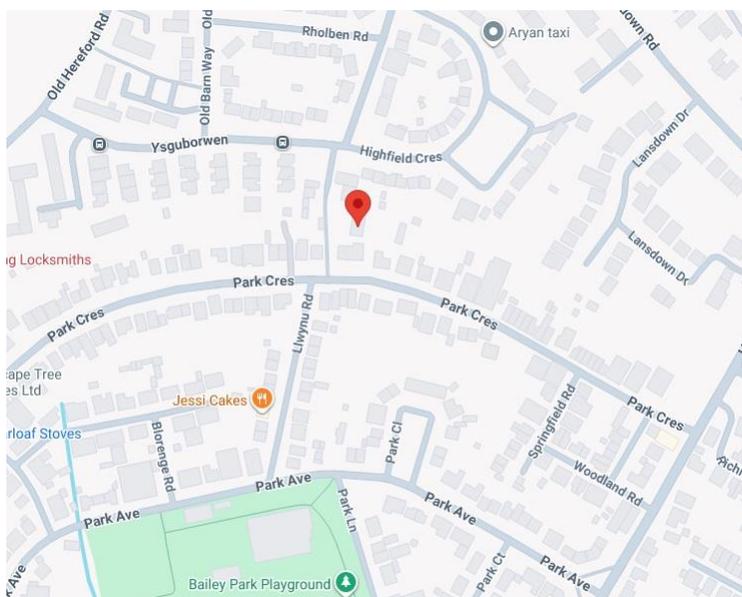
This well-presented three-bedroom home is situated in a well-established residential area, within comfortable walking distance of the town centre and the well-known Bailey Park.

The accommodation briefly comprises an entrance hallway leading to a bright living room, a spacious kitchen/dining room, a ground floor shower room and a third bedroom, which could also be utilised as an additional reception room if desired.



To the first floor are two generously sized double bedrooms, both benefitting from built-in wardrobe and enjoying attractive views towards the Bloreng Mountain. The upper level is further complemented by a modern four-piece family bathroom and a large storage cupboard.

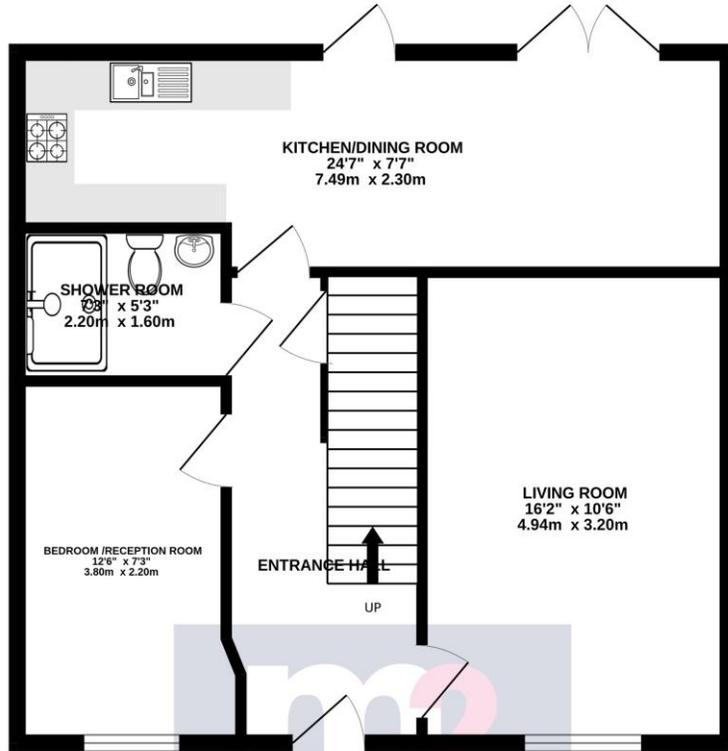
Externally, the property offers both front and rear gardens, complete with an outdoor tap and electrical socket. A private driveway provides off-road parking for at least three vehicles and is accessed via a shared private road serving just one other neighbouring property.



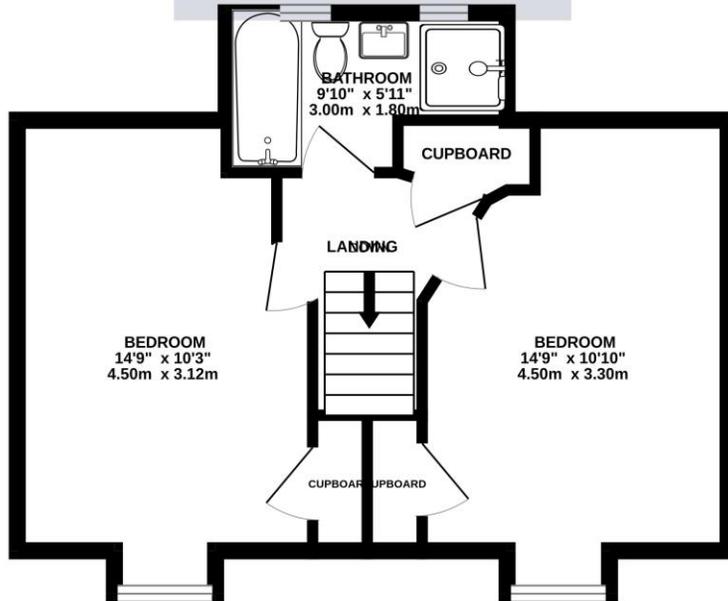
## Location

The home is tucked away behind Park Crescent and Highfield Crescent, offering a peaceful setting. Pedestrian access is available via Park Crescent, while vehicular access is approached through the Ysguborwen area. Conveniently located for Abergavenny town centre, the property is within easy reach of a range of primary and secondary schools. The town offers an excellent selection of amenities, including healthcare facilities, supermarkets, independent shops, cafés, restaurants, pubs and a library. Abergavenny is also ideal for commuters, with its train and bus stations and excellent access to major road networks. Renowned for its scenic surroundings, the area is particularly popular for walking and cycling, with beautiful routes through the surrounding mountains and along the River Usk.

## GROUND FLOOR



## 1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

11 Cross Street, Abergavenny, NP7 5EH

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Email: [abergavenny@m2ea.co.uk](mailto:abergavenny@m2ea.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.