



7, Summerfield Road, Abergavenny NP7 5TE

Three Bedroomed mid terrace property

Guide Price of
£300,000

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Overview

- Town Centre Home
- Three Bedroomed Mid Terrace
- Forecourt & Rear Garden
- Two Reception Rooms
- Gas Central Heating & Double Glazing
- First Floor Bathroom
- Side Pedestrian Access
- No Chain
- Downstairs WC



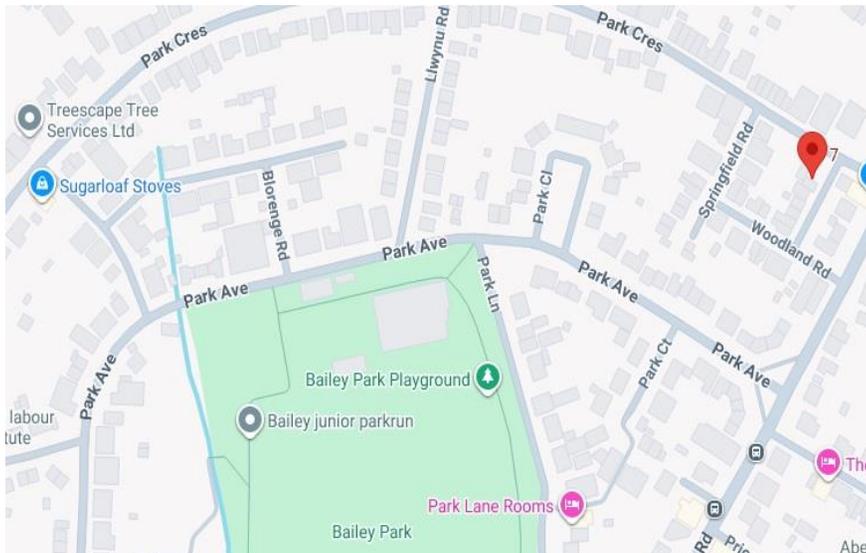
‘Three Bedroomed Mid Terrace Property, in close proximity to Abergavenny town centre & Bailey Park’



Set in a small side street close to Abergavenny Town and with Bailey Park nearby, this lovely Three Bedroomed Mid-Terrace house offers spacious accommodation comprising: Entrance Hall, Lounge, Dining Room, Fitted Kitchen, Ground Floor W/C, Three Bedrooms and Bathroom to the first floor.

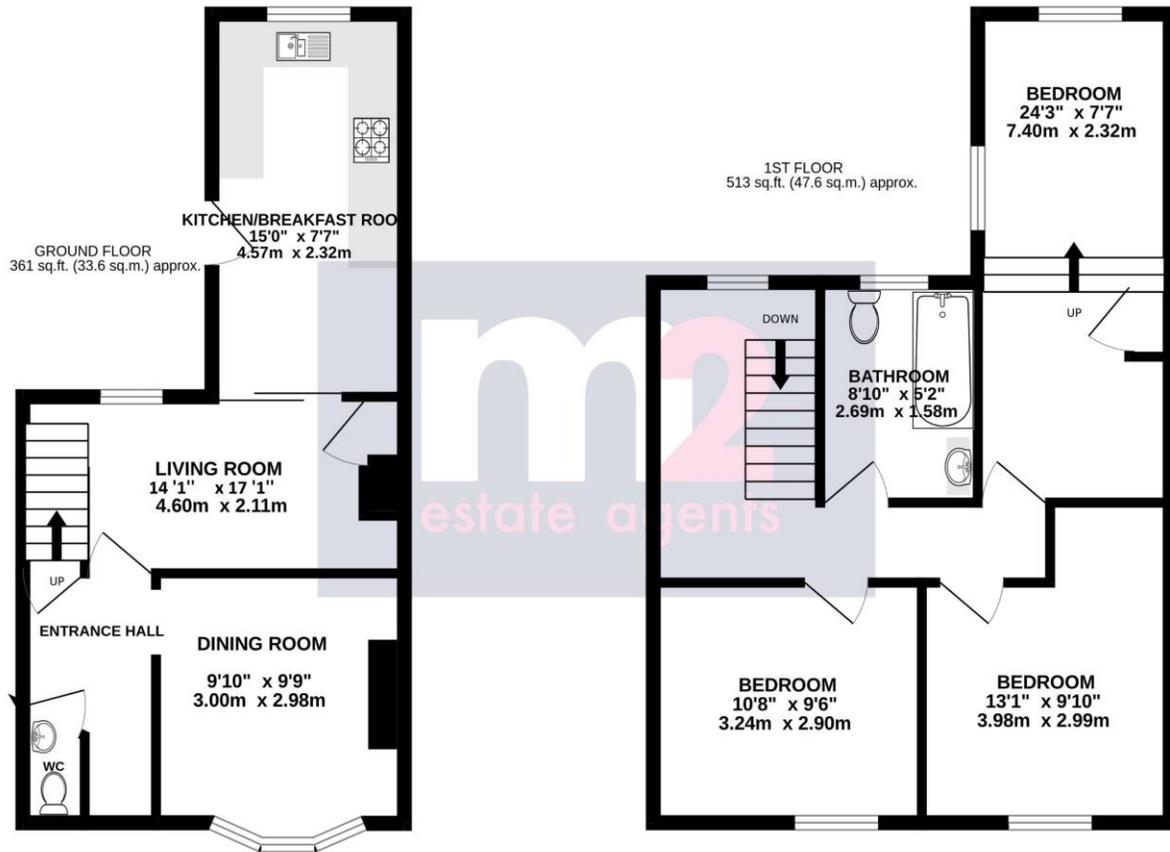


The home benefits from Gas Central Heating via a combination boiler and Upvc Double Glazing. To the outside at the front of the property is an enclosed forecourt, pedestrian side access which one adjacent property has authority to utilise and an enclosed rear garden. Early Viewing Recommended. No Chain.



Directions

Summerfield road is close by bailey park and Abergavenny town centre which offers a variety of facilities including a general hospital, dentist, primary and secondary schools. An array of highly sought after independent shops and high street stores. Abergavenny is fortunate to have a selection of popular restaurants within the centre known as a 'food mecca'. Located on the edge of the spectacular Brecon Beacons, with the Monmouthshire and Brecon canal close by perfect for outdoor activities. The town conveniently provides a bus service, train service and excellent road links via the A465, A40, A449, and onto the M4/M5 motorway networks.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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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.