



**24a Station Road, Abergavenny, NP7 5HS**  
Four Bedroom Detached House.

Guide Price of  
**Offers in excess of**  
**£500,000**

# 24a Station Road, Abergavenny, NP7 5HS

## Overview

- Detached Property
- Four Bedrooms
- Spacious Family Home
- Updated by Current Owners
- Large Kitchen/Dining/Family Room
- Ensuite Shower Room
- Utility Room
- Gas Central Heating
- Double Glazing
- Driveway and Garage



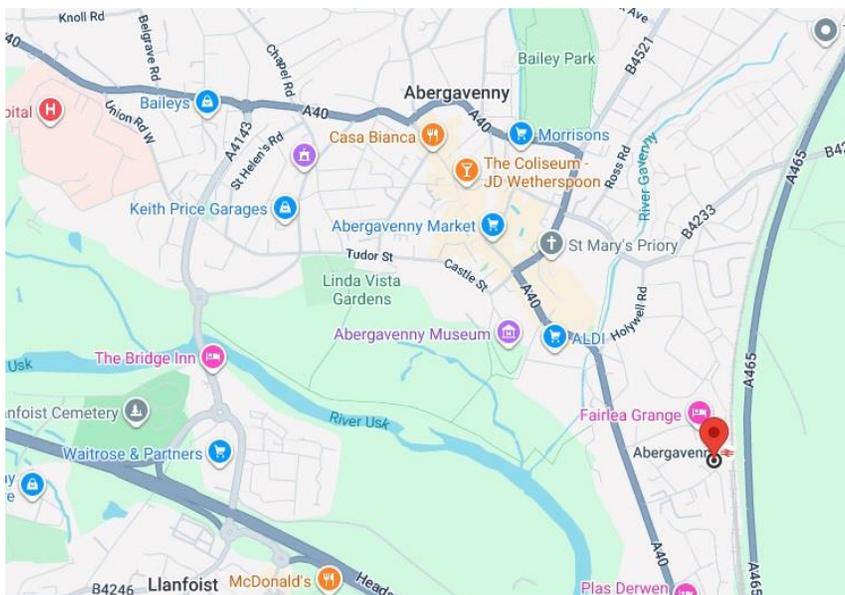
A well-presented spacious property situated near Abergavenny train station, ideal for those wanting to commute.



This spacious 4 Bedroomed Detached Family Home built in the early 2000's could not be more conveniently situated for commuters, as it sits in it's own private plot adjacent to Abergavenny Railway Station. The accommodation comprises to the ground floor: Entrance Hall, W/C, Living Room, Extensive light and airy open plan Kitchen/Diner/Family Room, Utility Room and at first floor level there are Four Bedrooms, a Family Bathroom and En-Suite Shower Room.



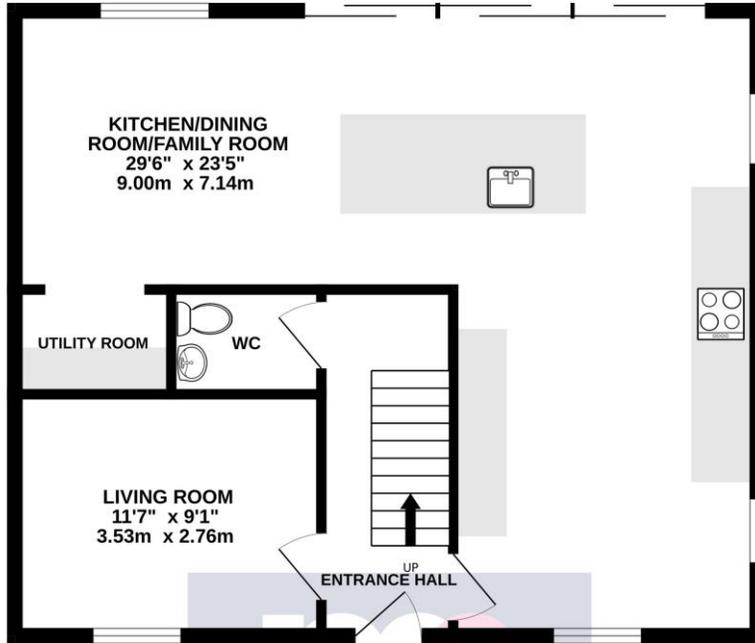
The home benefits from Gas Central Heating and Double Glazing, To the outside there is a two tier lawned front garden with an abundance of mature shrubs and trees, paved areas to the side and rear, with the rear patio being private and having access via the house through large bi-fold doors which adjoin the Kitchen/Diner/Family Room. There is also a large Double Garage with two sets of roller shutter doors and power/light facilities. Parking spaces front the garage. Early enquiries are strongly recommended.



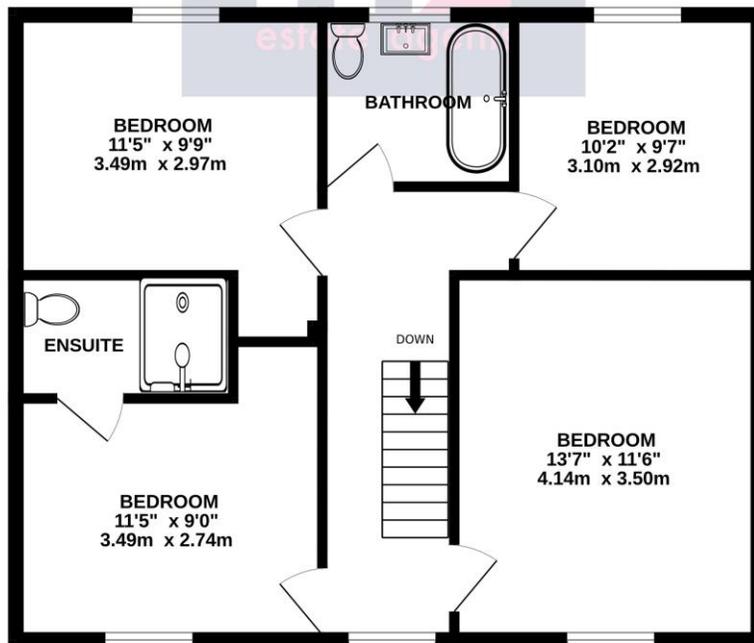
## Location

Conveniently situated for Abergavenny Town Centre with a choice of primary schools and a secondary school. The town centre offers all necessary amenities such as doctors and dentist surgeries, a number of supermarkets, independent shops, butchers, cafes, restaurants and pubs and library. The town is also the perfect commuters town as it provides ample travel with the train and bus station and is close to all major road links. It is also an extremely picturesque town well known for its walks and bike trails through the mountains, along the river Usk.

GROUND FLOOR  
657 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR  
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 1314 sq.ft. (122.1 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	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.

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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.