



5 Charles Crescent, Abergavenny, NP6 6BB.

Offers in Excess of  
**£220,000**



# 5 Charles Crescent, Abergavenny, NP7 6BB.

Three Bedroom Semi Detached Property.

## Overview

- Semi-Detached Home
- Three Bedrooms
- Off Road Parking
- Some Updating Required
- Front & Rear Gardens
- No Onward Chain
- Gas Central Heating & Double Glazing



*‘Three bedroomed semi-detached property,  
with both front and rear gardens’*

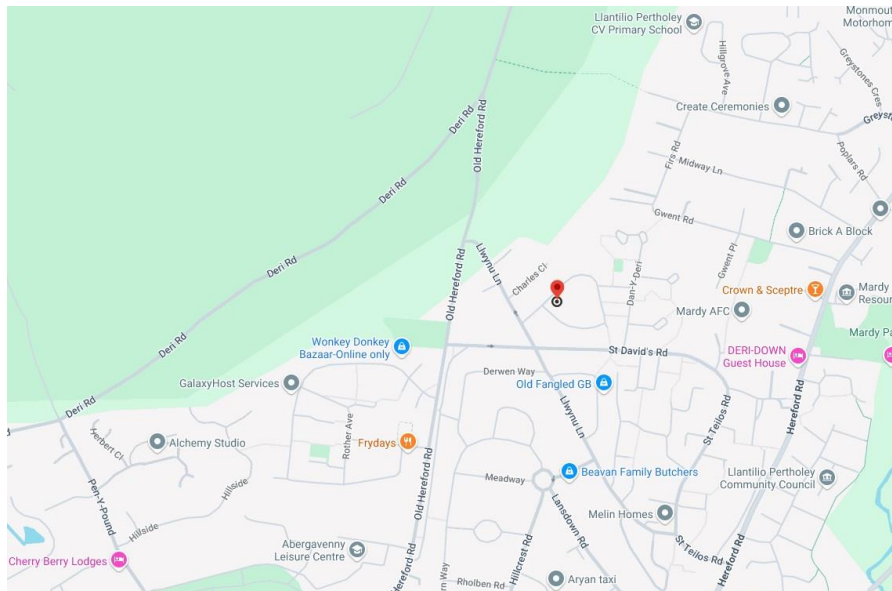


Requiring some cosmetic updating works though offering huge potential, this Spacious Three Bedroomed Semi-Detached House offered with vacant possession, comes to the open market for the first time in fifty years and affords accommodation over two floors comprising: Sitting Room, Dining Room, Fitted Kitchen, Lean-to Conservatory, Three Bedrooms and a Bathroom with four-piece suite to the first floor.





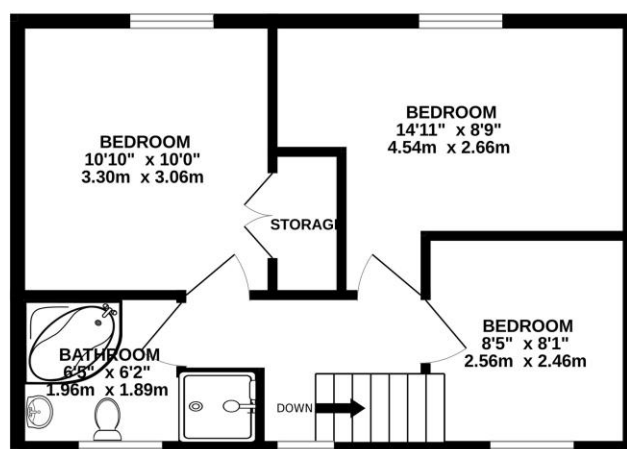
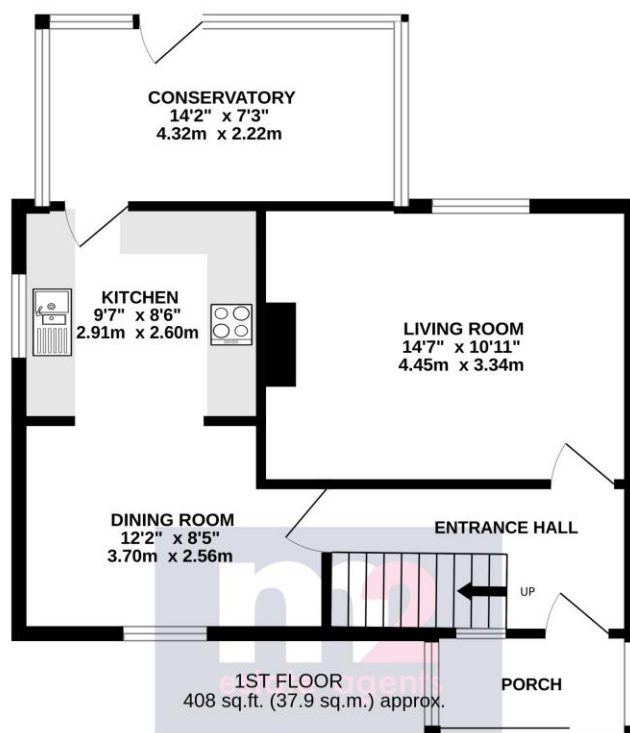
The property benefits from Gas Central heating with a three-year-old combination boiler and Upvc Double Glazing. To the outside there is a good size lawned front garden with mature shrubs and trees, space to the side for two cars and a pedestrian gate that allows access to an enclosed and paved rear garden with outbuildings that could be developed further or removed to provide additional parking space. Early enquiries are recommended.



## Directions

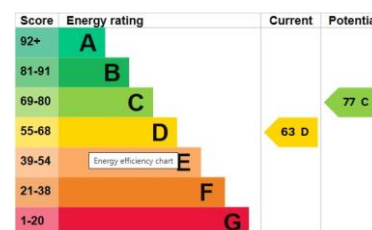
Conveniently situated just 1 mile from Abergavenny Town Centre with a choice of primary schools and a secondary school. The town centre offers all necessary amenities such as doctors and dentist surgeries, a number of supermarkets, independent shops, butchers, cafes, restaurants and pubs as well as its own cinema and library. The town is also the perfect commuter's 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  
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 946 sq.ft. (87.9 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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## Selling your home?

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11 Cross Street, Abergavenny, NP7 5EH

Tel: 01873 856388

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

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