



70 Merthyr Road, Abergavenny, NP7 5DE

Three Bedroom End Terrace Property.

Offers in the region

£280,000 - £300,000

# 70 Merthyr Road, Abergavenny, NP7 5DE

## Overview

- End Terrace Property
- Three Bedrooms
- Two Reception Rooms
- Cellar
- Easy Maintenance Rear Garden
- Edge of Abergavenny Town Centre
- Walking Distance of Castle Meadows
- Gas Central Heating
- Double Glazing
- Updated Throughout by Current Owner



A well-presented spacious property situated on the edge of Abergavenny Town Centre.



Located in the centre of Abergavenny town in close proximity of the popular Linda Vista Gardens and all of the facilities available in this beautiful market town. This Three double bedroomed fully renovated terraced property is sure to be sought after by potential buyers. The accommodation offers a spacious living room, dining room, fitted kitchen and family bathroom. To the first floor the aforementioned bedrooms.

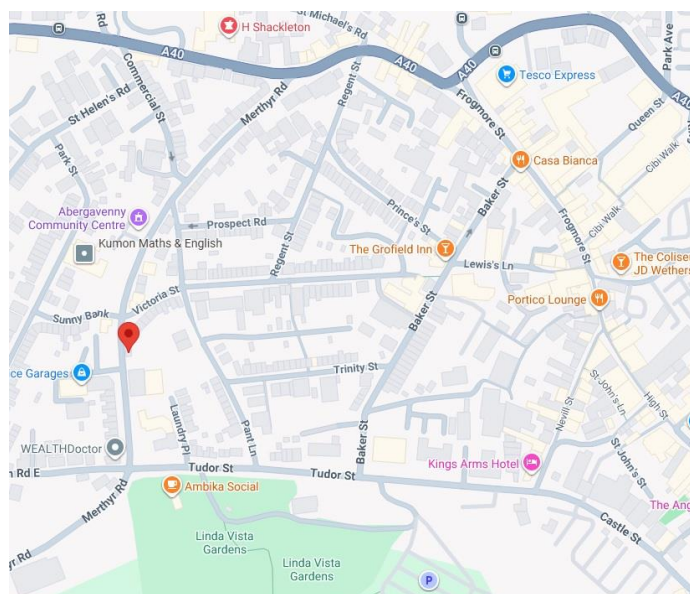




An excellent feature to this particular home is a two roomed basement that would be perfect as an office, hobby room or children's playroom off the garden.

The property benefits from gas central heating and double glazing.

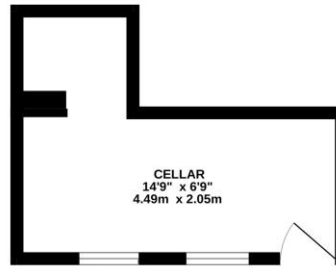
To the outside at the rear is a beautiful enclosed and private courtyard garden. This home is offered with no onward chain and early enquiries are recommended.



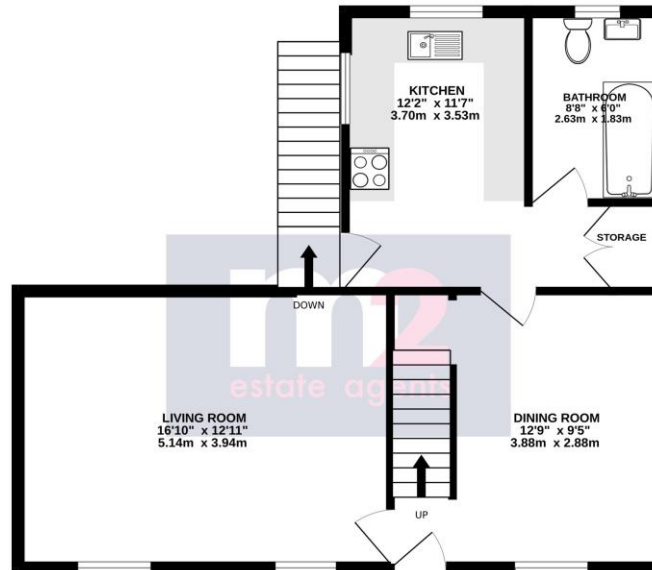
## Location

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 as well as its own cinema and library. The town is also the perfect commuters town as it accommodates a bus and train station. Easy access to all major road links. It is also an extremely picturesque town well known for its walks and bike trails through the mountains and along the river Usk and Monmouthshire and Brecon Canal.

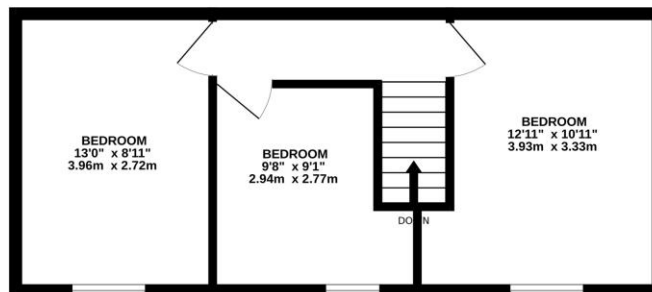
BASEMENT  
122 sq.ft. (11.4 sq.m.) approx.



GROUND FLOOR  
585 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR  
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 1079 sq.ft. (100.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement 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		88 B
69-80	C		
55-68	D	62 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)

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