



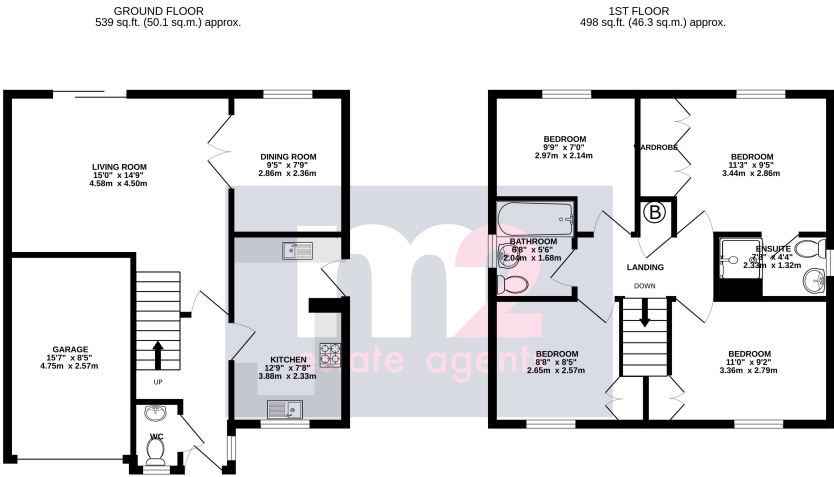
**14 Gobannium Way, Ysbytty Fields,
Abergavenny. NP7 9JA
£399,999
Tenure Freehold**

- 4 BEDROOMED DETACHED HOUSE
- SOUGHT AFTER LOCATION
- INTEGRAL GARAGE
- OFF ROAD PARKING FOR 3 CARS
- OFFERED WITH VACANT POSSESSION
- GOOD SIZE FAMILY HOME
- PRIVATE REAR GARDEN
- VIEWS OF THE BLORENCE MOUNTAIN

Situated on the much sought after "Ysbytty Fields" Development just a short distance from Abergavenny Railway Station, Bus Terminus and the town centre, this generous size family home coming to the market for the first time in over 36 years offers accommodation comprising: Hall, Cloakroom, Kitchen, Lounge and Separate Dining Room to the ground floor, with Four Bedrooms, Bathroom and En-Suite to the first floor. The property is complimented further by Gas Central Heating via a Combination Boiler, Double Glazing and Integral Single Garage. To the front of the property is a brick paved driveway with space for three cars and a corner flowerbed. There is side access leading to an excellent size private lawned rear garden with patio to foreground and mature shrubs. The property is offered with Vacant Possession!

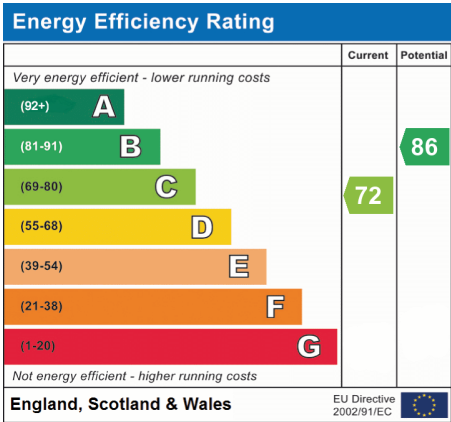
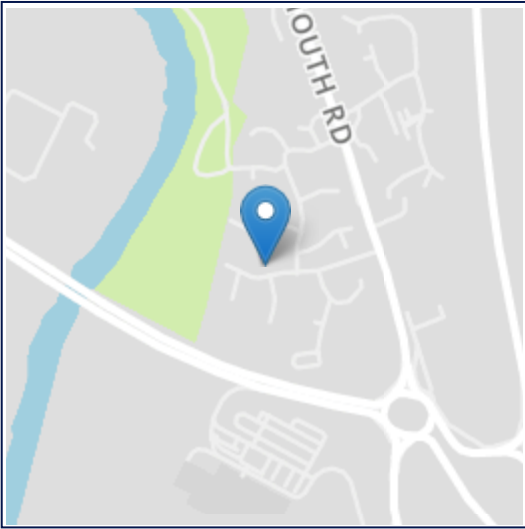
The town centre of Abergavenny has a number of independent shops, bakery's, restaurant, pubs and even a cinema. The town also has a number of different supermarkets, leisure facilities, dentist and doctor's surgeries as well as a hospital., St Marys Church and Swan Meadows for walks. The town benefits from a bus station and train station with links to Cardiff, Bristol, London Manchester and the Midlands.

Services:
Mains Gas, electricity, water and drainage.
Council Tax Band:
Band E.



TOTAL FLOOR AREA: 1037 sq.ft. (96.4 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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All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.