



## 4 Pen Y Pound Court, Abergavenny, NP7 7RJ

Extensive Three Bedroom Detached Property.

Guide Price of  
**£595,000**



# 4 Pen Y Pound Court, Abergavenny, NP7 7RJ

## Overview

- Extensive Family Home
- Development of Nine Detached Homes
- Three Bedrooms Originally Four Bedrooms
- Rear Views over Abergavenny Cricket Ground
- Double Garage and Driveway
- Master En-suite
- Gas Central Heating
- Double Glazing
- Close to local schools



A Spacious family home with views over the Abergavenny Cricket ground and towards the Bloreng Mountain.

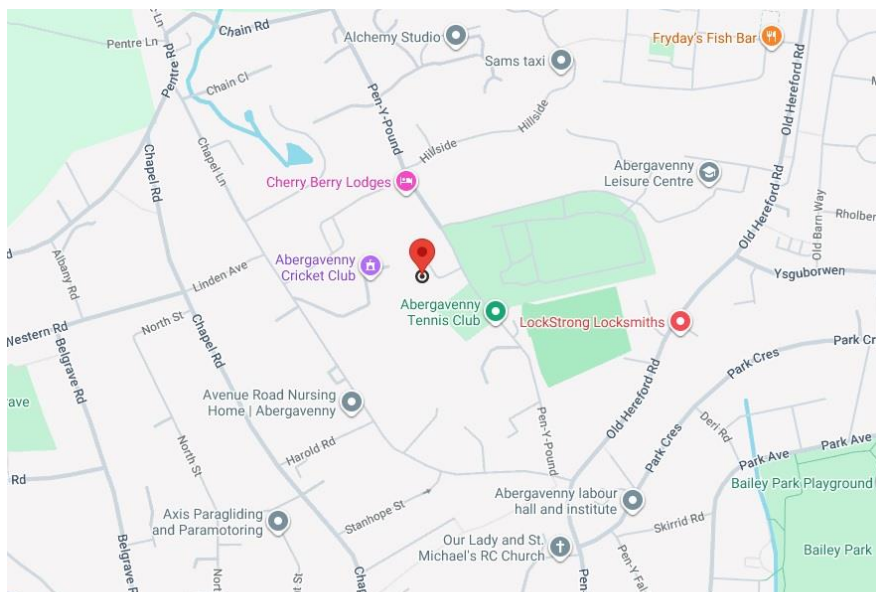


Located on a small cul-de-sac development of only nine detached houses, in a highly sought after location with views over Abergavenny Cricket ground to the rear, this Three Bedroomed Detached residence which originally offered four bedrooms and could easily be re-instated if required affords spacious accommodation comprising: To the ground floor a generous size Entrance Porch, Hallway, Ground Floor W/C, Lounge, Dining Room and Kitchen/Breakfast Room. At first floor level there are currently Three Bedrooms, Family Bathroom and En-suite.





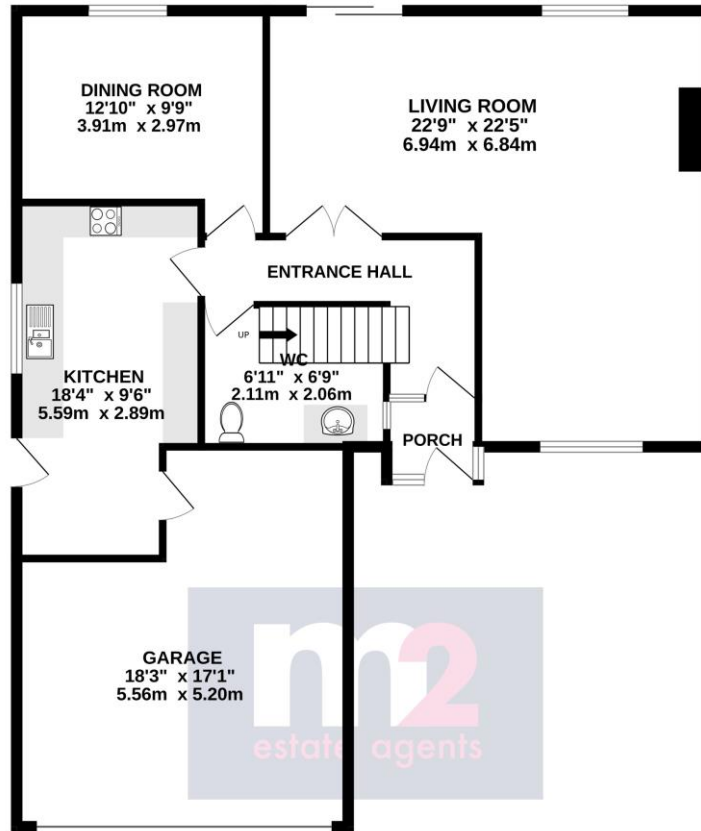
The home benefits from Gas Central Heating via a combination boiler and Double Glazing. To the outside at the front there is a 2 car driveway which fronts a good size double garage, a flat lawn with mature shrubs and a lovely lawned rear garden again with mature shrubs and a mature hedgerow which borders Abergavenny Cricket ground with excellent views beyond. Early viewing is strongly recommended.



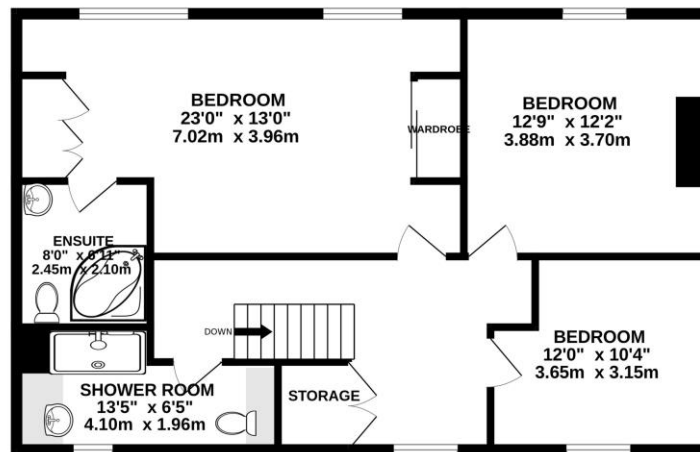
## Location

Within a short distance of central Abergavenny, this property offers easy access to all the wonderful facilities available in this beautiful Monmouthshire market town. 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 are easily accessible. The town is also the perfect commuters town as it accommodates bus/train stations and 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.

GROUND FLOOR  
1135 sq.ft. (105.5 sq.m.) approx.



1ST FLOOR  
789 sq.ft. (73.3 sq.m.) approx.



TOTAL FLOOR AREA : 1925 sq.ft. (178.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measure of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

Awaiting  
EPC

## 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

Tel: 01873 8563 856388

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.