



**65 Rother Avenue, Abergavenny, NP7 6DD**

Three Bedroom Mid-Terrace Property.

Guide Price of  
**£195,000**



# 65 Rother Avenue, Abergavenny, NP7 6DD

## Overview

- Extended Mid Terrace Property
- Three Bedrooms
- Attic Room
- Kitchen / Dining Room
- Front and Rear Gardens
- Gas Central Heating
- Double Glazing
- Close to Local Schools



A three bedroom mid-terrace property with an additional attic room. Ideal for first time buyers or Investment.



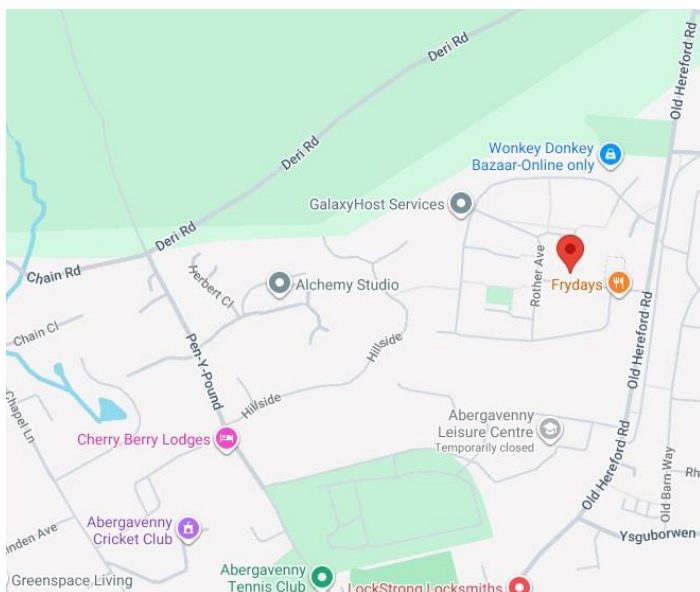
Located just outside Abergavenny town, this three bedroomed extended mid terrace home offers good size family accommodation by way of: spacious entrance hall, living/dining room, L. shaped fitted kitchen/diner, three bedrooms and bathroom to the first floor with an additional attic room conversion within the loft area. The house benefits from Gas central heating and double glazing.





Externally the property benefits from front and rear enclosed gardens, with brick build sheds. This property would be an ideal home for a first time - buyer or a growing family searching for additional bedroom space. Competitively priced to attract attention!

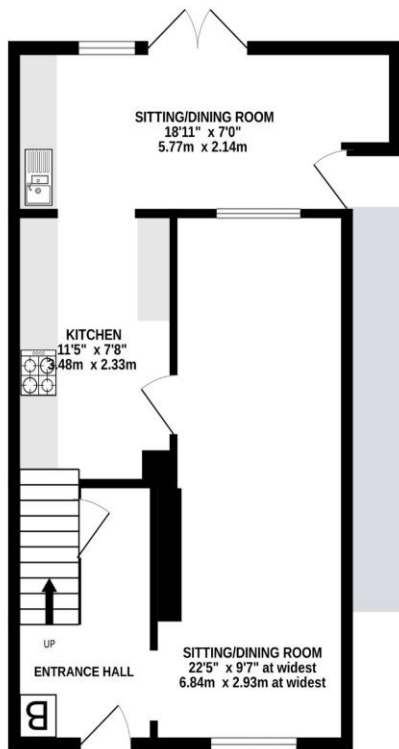
Call now to arrange a viewing to avoid disappointment.



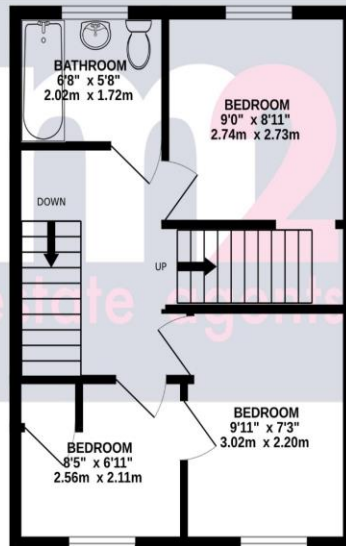
## Location

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 and library are easily accessible. The town is also the perfect commuter's 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.

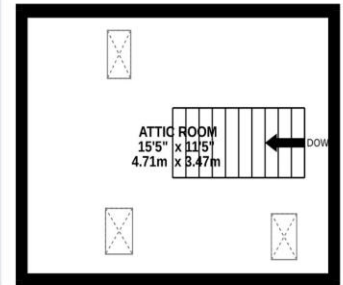
GROUND FLOOR  
489 sq.ft. (45.4 sq.m.) approx.



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



2ND FLOOR  
177 sq.ft. (16.5 sq.m.) approx.



TOTAL FLOOR AREA : 1039 sq.ft. (96.5 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.  
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

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.