

**8 Hillcrest Road, Abergavenny, NP7 6BH**

Three Bedroom, Semi-Detached Property.

Guide Price of  
**£290,000**



# 8 Hillcrest Road, Abergavenny, NP7 6BH

## Overview

- Semi-Detached Property
- Three Bedrooms
- Two Reception Rooms
- Front and Rear Gardens
- Driveway
- Garage
- Gas Central Heating
- Double Glazing
- No Onward Chain



Situated in a popular residential area on a spacious corner plot with driveway and garage.



Positioned on an impressive and generously proportioned corner plot, this three-bedroom semi-detached home presents an exciting opportunity for buyers seeking space, potential and versatility. The property, which offers scope for tasteful modernisation, comprises a welcoming entrance hall, leading to living room with bay window, a separate dining room and a kitchen with access to practical storage areas and a convenient ground floor WC.

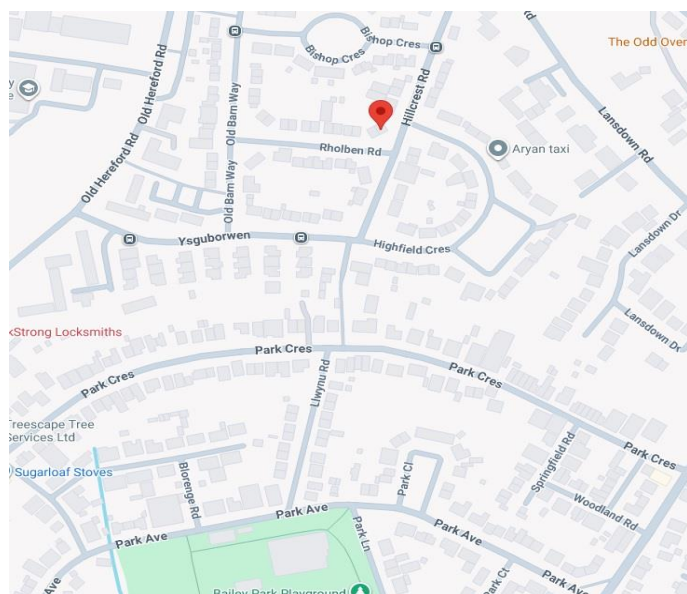




To the first floor, the accommodation continues with two well-appointed double bedrooms, a further single bedroom and a family shower room.

Externally, the property has a great potential benefitting from extensive front, side and rear gardens that provide a wonderful sense of space. A private driveway offers off-road parking and leads to a garage. Further highlights include gas central heating and double glazing throughout.

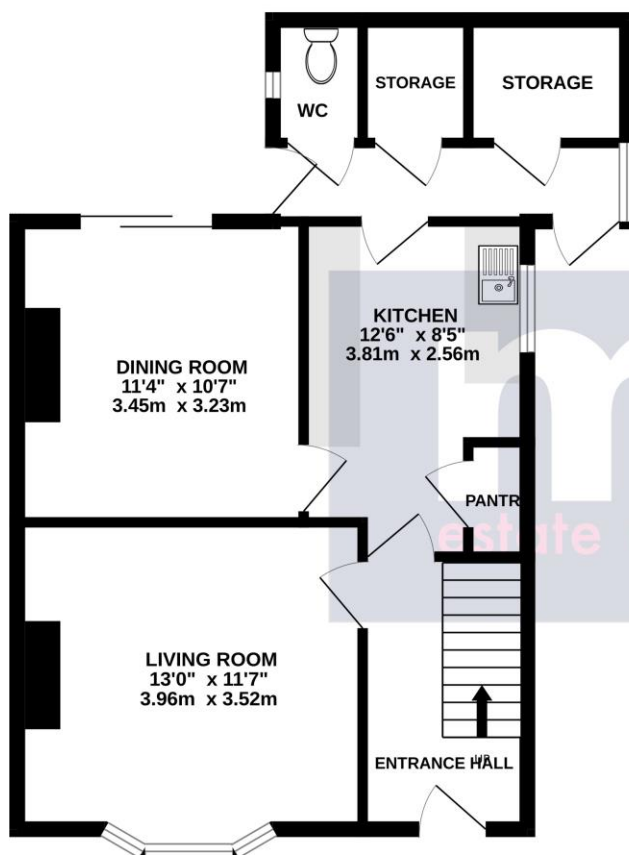
Offered to the market with **no onward chain**, this superb property represents a rare opportunity to create a beautiful family home in a highly desirable plot.



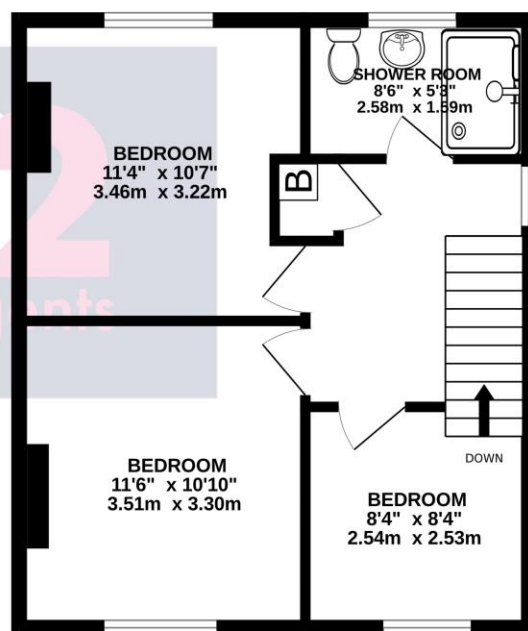
## Location

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 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  
531 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 961 sq.ft. (89.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	73 C
39-54	E		
21-38	F		
1-20	G		

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

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