



**57 North Street, Abergavenny. NP7 7EB**  
**£229,000**  
**Tenure Freehold**

- SEMI DETACHED PROPERTY
- LARGE REAR GARDEN
- TWO DOUBLE BEDROOMS
- KITCHEN / BREAKFAST ROOM
- GROUND FLOOR BATHROOM
- IDEAL FIRST TIME BUY/INVESTMENT

**11 Cross Street, Abergavenny, NP7 5EH**  
**M2 Estate Agents Abergavenny 01873 856388**  
**[www.m2ea.co.uk](http://www.m2ea.co.uk)**



Ideal for a first time buyer or buy to let, located on the sought after western edge of Abergavenny town. Close to all local amenities including schools, shops and pharmacy, this perfect starter home offers accommodation comprising:-

To the ground floor living room with wood burning stove leading to kitchen / breakfast room, a ground floor bathroom. To the first floor two double bedrooms. The property benefits from gas central heating and double glazing throughout.

To the outside a large rear garden, south west facing with views of the Blorange mountain. Two outdoor storage sheds and wild areas for wildlife.

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.

Viewing is highly recommended to appreciate.

Services:

Mains Gas, electricity, water and drainage.

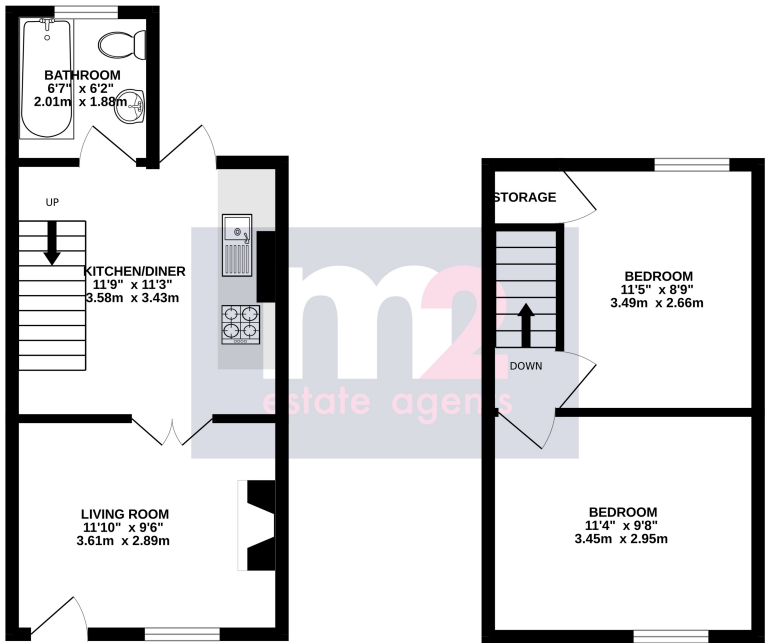
Council Tax Band:

Band D

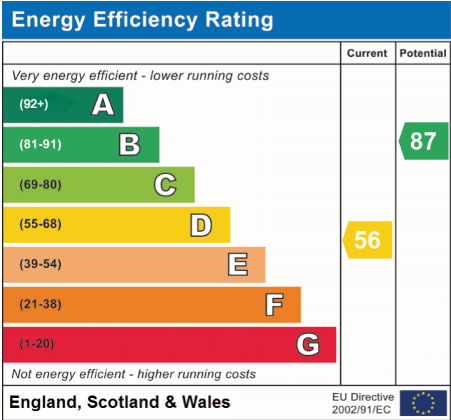
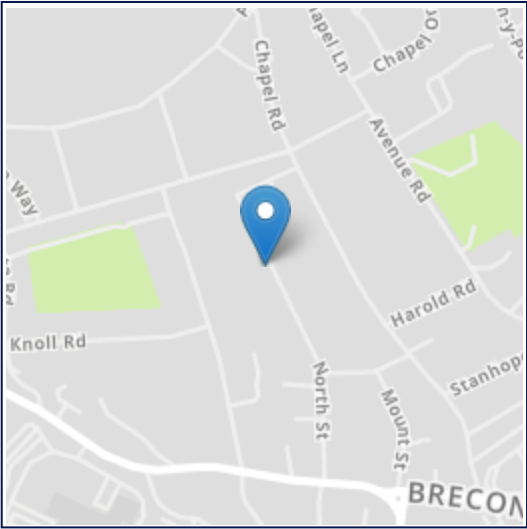


GROUND FLOOR  
278 sq.ft. (25.8 sq.m.) approx.

1ST FLOOR  
246 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA : 524 sq.ft. (48.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.

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