



**16 Trinity Street, Abergavenny, NP7 5EA**  
Spacious Two Bedroom Mid Terrace Property.

Guide Price of  
**£279,950**



# 16 Trinity Street, Abergavenny, NP7 5EA.

## Overview

- Mid Terrace Property
- Two Double Bedrooms
- Town Centre Location
- Immaculately Presented
- Utility Room
- Updated by Current Owners
- Large Rear Garden
- Mountain Views



A Deceptively Spacious Mid-Terrace Property Within Close Proximity to Abergavenny Town Centre.

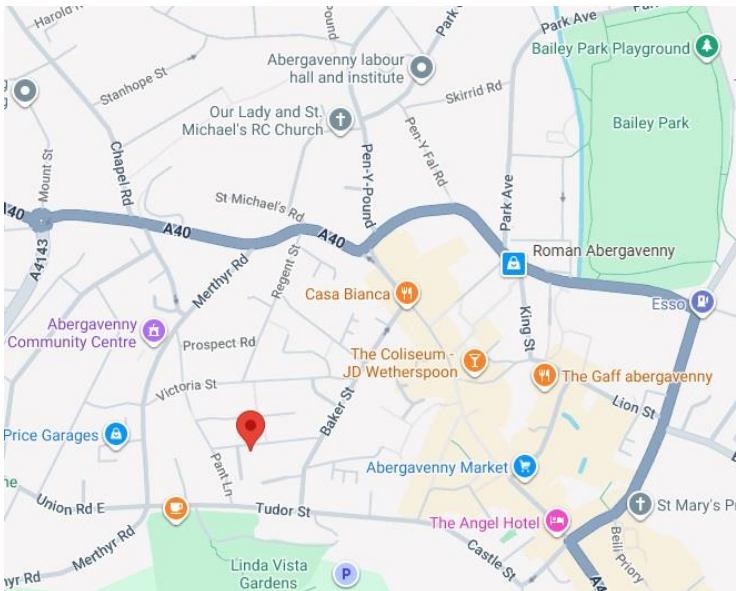


Located within a stone's throw of Abergavenny Town Centre, this beautifully presented Two Bedroom Mid-Terrace House would be the perfect purchase for first time buyers! The property has been fully modernised throughout and has the benefit of gas central heating via a combination boiler and upvc double glazing.





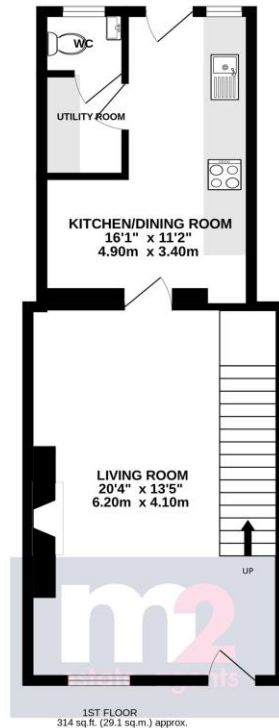
The overall accommodation comprises: Open plan sitting room with open tread staircase and a feature replica antique fireplace, a fully fitted L. shaped kitchen/diner, utility area, w/c. two excellent size bedrooms and modern shower room to the first floor. To the outside there is a gated front forecourt and at the rear is a flat and enclosed garden which has a lovely patio area to the foreground with a lawned area beyond. The garden is fully enclosed and is therefore suitable for young children or dog lovers. Being so close to the numerous town centre facilities, this property will surely attract a lot of attention and early enquiries are strongly recommended to avoid disappointment.



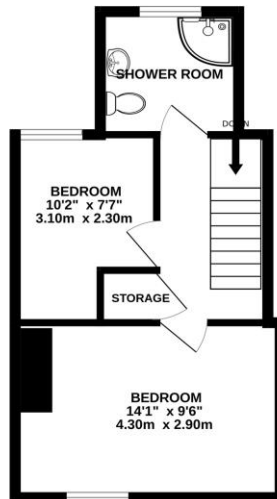
## Location

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 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.

GROUND FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR  
314 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 750 sq.ft. (69.7 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

## 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.