



## 2 Princes Street Abergavenny NP7 5BL

A superb opportunity to acquire a two bedroom, end terraced stone house, within walking distance of Abergavenny town centre.

- Two bedroom end terraced, stone house • Ideal First Time Buyer or investment property •
- Potential to extend (subject to necessary planning consents) •
- With off road parking • Offered with no onward chain •



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## 2 Princes Street

Abergavenny, Monmouthshire

2 Princes Street is an attractive stone built house at the end of a terrace of similar properties. It has two bedrooms and requires some updating with the potential to extend (subject to the necessary planning consents).

The property is located in a sought after area of Abergavenny just walking distance from the towns amenities. It has off road parking, gas fired central heating and uPVC double glazing. An ideal First Time Buyer or investment property with no onward chain.

**Crickhowell – 5.8 miles**

**Monmouth – 17.3 miles**

**Newport – 19.3 miles**

**Hereford – 23.6 miles**

### Location & Situation

2 Princes Street is located in a sought after position within walking distance of the town centre of the historic town of Abergavenny. The town offers a wide range of amenities such as doctors and dental surgeries, supermarkets, excellent primary and secondary schools and many high street and boutique shops. The Angel Hotel is in the centre of Abergavenny, is just a stone's throw from Abergavenny Castle and offers award winning afternoon teas. The well renowned Hardwick and The Walnut Tree are also located on the outskirts of Abergavenny. Surrounding the town is stunning countryside and there are beautiful walks of the Brecon Beacons National Park and the nearby Monmouthshire and Brecon Canal.

### 2 Princes Street Residence

2 Princes Street is an attractive stone built, 2 bedroom, end terraced property. The property benefits from uPVC double glazing and gas fired central heating with a recently installed central heating boiler and off road parking. With potential to extend to the rear (subject to the necessary planning consents).



The front door opens into the sitting room with feature fireplace with wooden surround and tiled inset. Window to the front elevation. A door leads through to the kitchen which has a range of base and wall cupboards and a stainless steel sink. Window to the rear. Stairs to the first floor with under stairs storage area. A rear hallway leads off the kitchen with space and plumbing for a washing machine with storage cupboard over. The ground floor bathroom has a bath with shower over, low level W.C., and pedestal wash hand basin. From the rear hall a door leads to an enclosed porch which in turn leads to the rear garden.

The first floor offers two bedrooms. The double bedroom has a window to the front and the other is a single room with window to the rear and a cupboard housing the central heating boiler, fitted shelving and access to roof space.





## Outside

To the rear of the property there is a garden area which adjoins the gravelled off road parking, this is accessed via double wooden gates from Victoria Street. There is a shared right of way from the side alleyway, across the rear garden, for neighbouring properties.

## Services

2 Princes Street benefits from mains gas, mains water, mains electric and mains drainage.



## Fixtures & Fittings

All fixtures and fittings in 2 Princes Street are excluded from the sale but may be available by separate negotiation.

## Tenure

Freehold with vacant possession upon completion.

## Local Authority

Monmouthshire County Council – Tel 01633 644644

The property is classified as Band C for Council Tax.



## Agent's Note

There is a shared right of way at the rear of the property for neighbouring properties.

## Wayleaves, Easements & Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and any public and private rights of way that exist, whether or not, they are specifically referred to in these particulars.

## Sale Method

The property is offered for sale by Private Treaty.

## Directions

The best approach to the property is to take the turning off Merthyr Road by the Somerset Arms, into Victoria Street. Follow this road and just before the Library, take the road around to your left. This will lead you to the rear of the property a short distance on the right hand side.

## Viewings

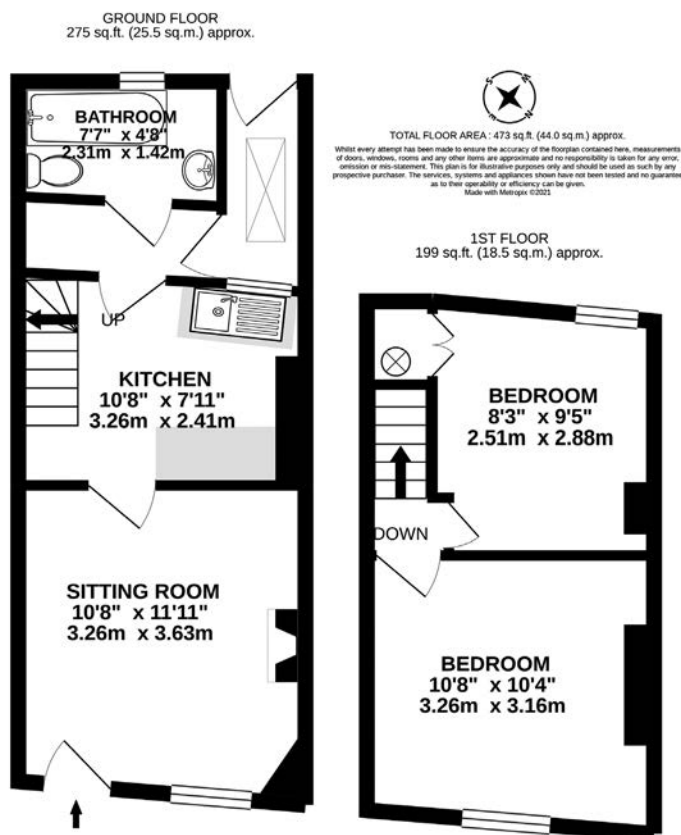
Strictly by appointment with Powells – 01600 714140.



## 2 Princes Street

Abergavenny, Monmouthshire

### Floorplan



### EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90   B
69-80	C		
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		



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