



ABERGAVENNY

Guide price £190,000



# 2 ALBERT PLACE

Abergavenny, Monmouthshire NP7 5BN



Semi detached cottage  
Set back from road  
Courtyard style garden

Located in the picturesque town of Abergavenny, this charming semi-detached cottage offers the ideal blend of comfort and convenience. Boasting two bedrooms, this home is perfect for small families or couples seeking a tranquil retreat. The town itself, nestled in the breath-taking Usk Valley in Monmouthshire, Wales, is renowned for its natural beauty and rich history.

Abergavenny offers a plethora of benefits to its residents. The town's vibrant community is welcoming and inclusive, with a range of local events and festivals that celebrate its cultural heritage. Its bustling market, held on Tuesdays and Saturdays, offers an array of fresh produce, crafts, and local delicacies. Nature enthusiasts will be delighted by the proximity to the stunning Brecon Beacons National Park, offering endless opportunities for hiking, cycling, and exploring the great outdoors. The town is also surrounded by lush countryside, providing a peaceful and idyllic setting.

In terms of amenities, Abergavenny offers a variety of independent shops, boutiques, and cafes, providing a unique shopping and dining experience. The town is well-connected, with excellent transport links to nearby cities such as Cardiff and Bristol, making it an ideal base for commuters.



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## KEY FEATURES

- Semi-detached cottage
- Two bedrooms
- Lounge/diner
- Fitted kitchen
- Courtyard style garden



# STEP INSIDE



Overall, this two bedroomed semi-detached cottage in Abergavenny presents a wonderful opportunity to enjoy a harmonious lifestyle amidst beautiful surroundings, a vibrant community, and a wealth of local attractions.

Welcome to this delightful two-bedroomed semi-detached cottage, offering a charming and cozy living space. As you enter through the front door, you are greeted by a warm and inviting lounge/diner.

This open-plan area is perfect for relaxing and entertaining, with ample space for comfortable seating and a dining table. A window with front aspect floods the room with natural light, creating a bright and airy atmosphere.

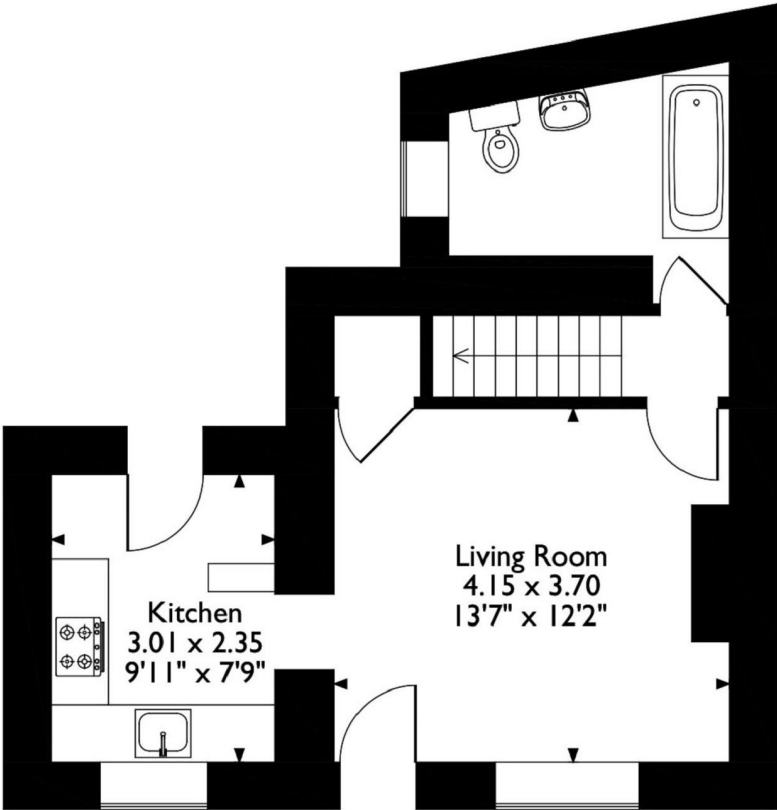
A staircase within the lounge/diner leads to the first-floor landing, adding a touch of character to the cottage.

The open aspect design seamlessly connects the lounge/diner to the fitted kitchen via a small square arch, providing a sense of continuity throughout the living space.

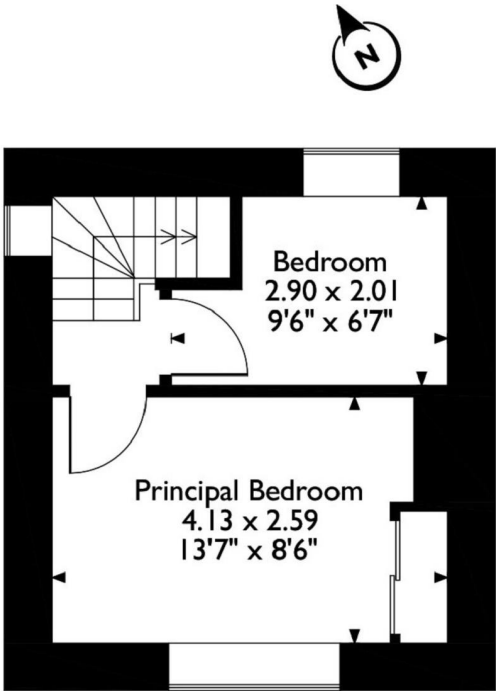
The kitchen is thoughtfully designed, offering practicality and functionality. It features space for modern appliances, ample storage space, and a door giving access to the rear courtyard.

Conveniently located on the ground floor, a well-appointed shower room adds to the cottage's practicality and comfort. This modern and stylish space features contemporary fixtures and fittings, ensuring a refreshing and invigorating experience.

Approximate Gross Internal Area  
54 Sq M/ 581 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Moving upstairs to the first floor, you will discover two lovely bedrooms, each offering a peaceful sanctuary for rest and relaxation.

These well-proportioned bedrooms are designed to maximize comfort and functionality, with ample space for a double or single bed, wardrobe, and additional furniture.

# STEP OUTSIDE



Externally, the property possesses a charming courtyard style garden, designed to provide a tranquil outdoor haven. Accessible via shallow steps, a raised sun patio awaits, offering an ideal space for relaxation and enjoying the outdoors.

This inviting patio area is perfect for sitting out and unwinding after a long day. The carefully designed layout offers ample room for outdoor furniture, creating a comfortable seating area for alfresco dining or lounging in the sun. The raised nature of the patio ensures privacy and a sense of seclusion, making it an intimate space to escape from the outside world.

To enhance the aesthetics and add a splash of vibrant colour, the courtyard garden offers plenty of room for pots and plants. Residents can showcase their gardening skills by adorning the patio with a variety of potted plants, blooming flowers, and lush greenery. This allows for a customisable and ever-changing landscape, creating a visually appealing and inviting atmosphere.

## INFORMATION

Postcode: NP7 5BN

Tenure: Freehold

Tax Band: C

Heating: Gas

Drainage: Mains

EPC:D





## DIRECTIONS

On entering the town of Abergavenny via the A40 Brecon Road, take the right hand turn into Regent Street. Proceed for a short while uphill before taking the left hand fork into Princes Street. Albert Place will be found shortly on the left hand side accessed via a pedestrian pathway.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		88
B	(81-91)		
C	(69-80)		62
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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