



BWTHYN YR ARDD, LLANOVER

Abergavenny, Monmouthshire NP7 9EF

- * Detached two-bedroom bungalow
- * Lounge with wood burning stove
- * Garden bordering Millwood stream
- * EPC rating D
- * Deposit £1327.00

£1,150 pcm



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Step Inside

Situated in Llanover Park approximately 6 miles from the historic market town of Abergavenny, a detached two-bedroom bungalow. In brief the property offers open plan living accommodation, lounge with feature wood burning stove, kitchen/diner fitted with a range of fitted base and wall units and space for white good appliance, two bedrooms and a shower room. Available May 2024 Deposit £1327.00.

Step Outside

The garden has been mainly laid to lawn and borders the Millwood stream.

Location

The cottage enjoys a semi-rural location yet accessible to the A4042 which connects to the A40 and A449 which in turn link to the M4/M57/M50 motorway networks. A wide range of amenities can be found in the historic market town of Abergavenny, including independent and chain shops, doctors, dentists, theatre, cinema, library, schools, and a mainline train station for commuting.

Services

We understand that the property is connected to mains electricity, mains water, septic tank drainage and oil-fired central heating.

Broadband and mobile

Broadband – standard & superfast broadband available in the area, Networks in the area – Open reach, please visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage> Mobile – EE, Three, O2 (voice & data not available indoor), Vodafone (indoor data not available) available in the area –, please visit: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC rating

EPC rating D – to view the full EPC please visit <https://find-energy-certificate.service.gov.uk/energy-certificate/0467-2801-7811-9698-0145>

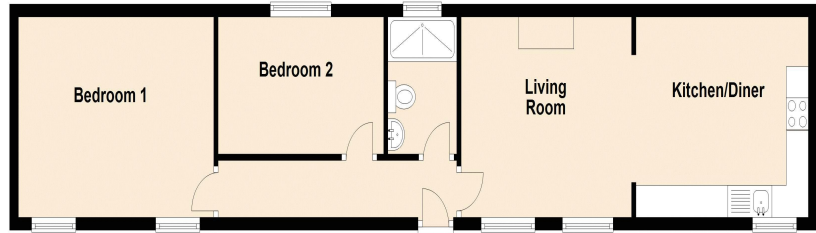
Council tax

Council tax band D (Please note that the Council Tax banding was correct as at the date property was listed. All applicants should make their own enquiries) – Local Authority Monmouthshire County Council.

Agents note

The parking of motorhomes, caravans, campervans, horse box, trailers and boats are not permitted on Llanover Park.

Ground Floor

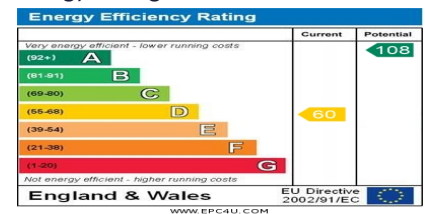


Directions

From Abergavenny take the A4042 towards Llanover, go down Hanover Road, turn left into Llanover Park through the automatic gate, after approx. 50 yards, turn left by the side of the walled garden and before the next cottage, Bwthyn Yr Ardd will be found on the right-hand side.



Energy Rating



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