



# 11 Tre Elidyr, Llanover

ABERGAVENNY | MONMOUTHSHIRE | NP7 9HB

Situated in the village of Llanover and overlooking the village green, a Grade II listed three-bedroom detached house.

- Village location
- Living room with wood burning stove
- Mature garden and outbuildings
- Off-street parking

**Rent £1100.00 pcm**  
**Deposit £1269.00**  
**EPC rating E**  
**Council tax band F**

### **STEP INSIDE**

The property is approached via a gravel drive with steps leading to the front door. Enter the hallway, a door leads to the living room with triple aspect windows flooding the room with natural daylight and has the benefit of a wood burning stove. From the living room a door leads to the kitchen/dining room which has been fitted with a range of contemporary style base and wall units with additional store cupboard, a door leads to the utility room and cloakroom with access to the garden and external storage room. Stairs rise from the hallway to the three bedrooms, one with built-in wardrobe and family bathroom. Agent's note:cooker not included, loft excluded.





## STEP OUTSIDE

The property is approached via a shared driveway leading to the off-road parking area and garden which has been mainly laid to lawn with mature trees, shrubs, hedge border and outbuildings.

## PARKING

Off-road parking falls within the registered title of the property. Please note the parking of motorhomes, caravans, trailers and horse boxes are prohibited.

## LOCATION

The property is in the village of Llanover with good network links from the A4042 to the A40 and A449 which in turn link to the M4/M5/M50 motorway networks for commuters. The historic market town of Abergavenny is located approximately 5 miles from Llanover where a range of amenities can be found with chain and individual shops, supermarkets, banks, doctors, dentists, theatre, cinema, library, schools and local general hospital. A main line railway station can be found in Abergavenny.

## SERVICES

We understand that the property is connected to mains water, drainage, electric and gas  
Broadband  
Standard broadband download speed 7Mbps and 0.8 upload speed, superfast broadband highest download speed 75 Mbps, highest upload speed 20 Mbps – subject to providers terms and conditions. Please make your check and make your own enquiries via: <https://www.openreach.com/fibre-broadband>. Networks in the area Openreach  
Mobile Telephone  
Indoor voice and data: Three & 02 limited, EE & Vodaphone none. Outdoor voice and data: EE, Three, 02 & Vodaphone likely. Please make your own enquiries via: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## AGENTS NOTES

Minimum term 12 months, available from mid-December 2024.  
Affordability criteria; annual rent x 2.5

## CONSUMER PROTECTION REGULATIONS

Estate Agents are obliged, under the Consumer Protection Regulations, to provide any prospective buyers with any material information relating to properties that are being marketed. Parrys are committed to providing as much information as possible to enable buyers to make an informed decision with regard to both viewing and offering on a property.

## TENURE

Freehold.

## ENERGY PERFORMANCE RATING E

To view the full EPC please visit:  
<https://find-energy-certificate.service.gov.uk/energy-certificate/8258-7320-3499-9829-0976>

## LOCAL AUTHORITY

Monmouthshire County Council.

## COUNCIL TAX

Band F Please note that the Council Tax banding was correct as at the date property was listed. All applicants should make their own enquiries.

## TITLE

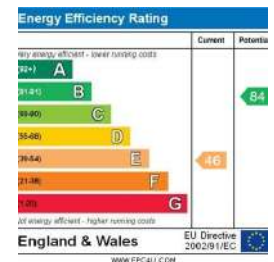
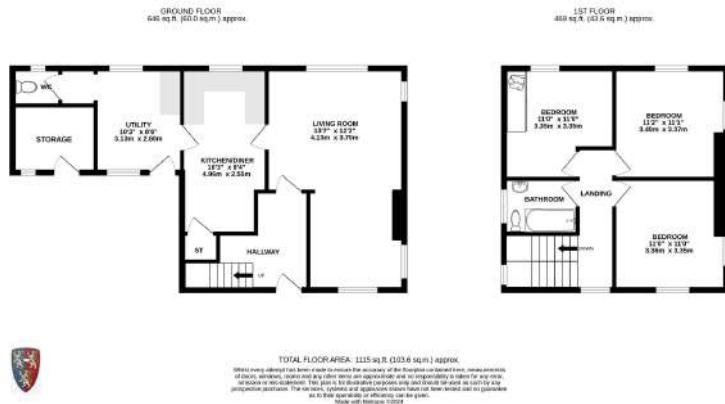
The property forms part of the registered title number CYM529519, a copy of which is available from Parrys Rentals

## FLOOD RISK

Very low risk of flooding from rivers, surface water and small watercourses.  
Please check: <https://flood-risk-maps.naturalresources.wales/>

## DIRECTIONS

<https://what3words.com///squashes.carbonate.donates> From the Hardwick roundabout take the A4042, upon entering the village of Llanover, go past the Business Centre, take the right-hand entrance to the shared driveway.



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