



# Lower Pentre Gwyddel, Coldbrook

ABERGAVENNY | MONMOUTHSHIRE | NP7 9TA



Situated in a rural location, a spacious three-bedroom detached house with the benefit of outbuildings.

Minimum term 12 months.

- Living room with wood burner
- Kitchen/dining room with wood burner
- Utility room
- Three bedrooms

**Rent £1450.00 pcm**

**Deposit £1673.00.00**

**EPC rating E**

**Council tax band F**

### **STEP INSIDE**

The front door opens into the living room with beamed ceiling and feature wood burning stove. From the living room there is a door and step up to kitchen/dining room with feature wood burning stove. The kitchen has been fitted with a range of base and wall units with space for appliances. From the kitchen a door and step up to the hall/porch leading to the utility room with store cupboard. From the living room a second door leads to the stairwell and first bedroom. Continue up the stairs to the first-floor landing with storage cupboard, principal bedroom with velux window and decorative fireplace and third bedroom. The family bathroom with a bath and overhead shower, pedestal handbasin, w.c and cupboards, completes the first-floor accommodation.







## STEP OUTSIDE

A concrete path leads to the front of the house and the garden. A small outbuilding is attached to the front of the house with a larger outbuilding attached to the side, and a stone outbuilding can be found at the rear. The parking is to rear of the property.

## PARKING

Off-road parking available. The parking of caravans, motorhomes, trailers and horseboxes is prohibited.

## LOCATION

Situated approximately four miles from the historic market town of Abergavenny where a range of amenities can be found including primary and secondary schools, independent shops alongside high street stores, several supermarkets, doctors', dentists', and a general hospital. There are good leisure facilities plus a cinema, theatre, library, numerous public houses, and many restaurants both within the town and the surrounding villages. The area is well known for being the 'Gateway to Wales' and is on the doorstep of the breathtaking Brecon Beacons with the Monmouthshire & Brecon Canal a short distance away for beautiful walks. Abergavenny offers a bus station, mainline railway, and excellent transport links via the A465, A40, A449 and onto the M4/M5 and M50 motorway networks.



Digital Markets Competition and Consumers Act 2024 (DMCC ACT) All measurements are approximate and quoted in imperial with metric equivalents and are for general guidance only. Whilst every effort has been made to ensure to accuracy, these rental particulars must not be relied upon. Please note the Agent has not tested any apparatus, equipment, fixtures and fittings or services and, therefore, no guarantee can be given that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. Copyright © Parrys Rentals (Abergavenny) LLP Registered Office: 21 Nevill Street, Abergavenny NP7 5AA Registration Number: OC386932

## SERVICES

We understand that the property is connected to mains electric, private water supply, septic tank and has an oil-fired central heating system. The septic tank is emptied annually (or sooner if necessary) by the landlords, the costs of which are invoiced to the contract holder(s). The initial invoice within the first 12 months of the term will be charged on a pro-rata basis based on the length of occupation

### Broadband

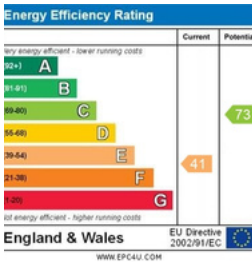
Fibre to the cabinet up to 76 Mbps download speed, 15 Mbps upload speed and copper broadband up to 21 Mbps download speed 1 Mbps upload speed subject to providers terms and conditions. Please make your own enquiries via [https:// www. openreach.com/fibre-broadband](https://www.openreach.com/fibre-broadband)

### Mobile Telephone

EE, Three, 02 and Vodafone outdoor voice/data. Please make your own enquiries via [https:// checker. ofcom.org.uk/en-gb/mobile-coverag](https://checker.ofcom.org.uk/en-gb/mobile-coverag)

## Agent's Notes – DIGITAL MARKETS, COMPETITION AND CONSUMERS ACT 2024

The DMCC Act 2024, which came into force in April 2025, is designed to ensure that consumers are treated fairly and have all the information required to make an informed decision, whether that be a property or any other consumer goods. Parrys Rentals are committed to providing material information relating to the properties we are marketing to assist prospective contract holders when deciding to view and/or proceed with the application for the occupation contract of a property.



## TENURE

Freehold.

## 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.

## TENURE AND TITLE

Freehold. The property forms part of the registered title number CYM459306, a copy is available from Parrys Rentals.

## FLOOD RISK

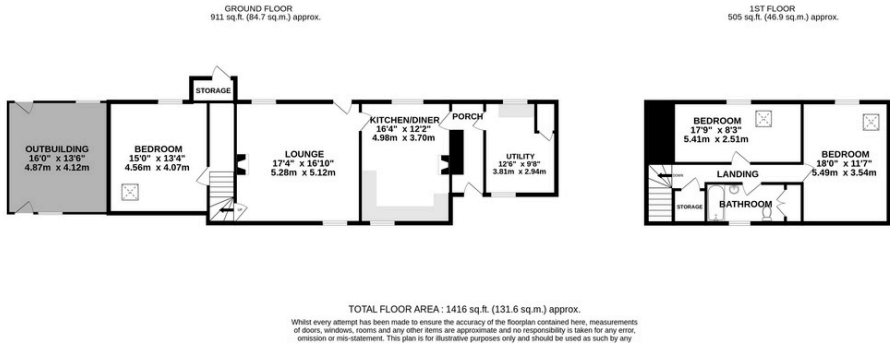
Very low risk of flooding from rivers, small watercourses and surface water.

Please check <https://flood-risk-maps.naturalresources.wales/>

## ENERGY PERFORMANCE RATING E

To view the full EPC please visit:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0330-2645-9560-2505-6121>







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