



37 THE NEWLANDS

MARDY | ABERGAVENNY | MONMOUTHSHIRE | NP7 6HJ

37 The Newlands

A well-presented and recently refurbished two-bedroom end terraced home situated in an established residential area within walking distance of local amenities which include a convenience store with Post Office, two primary schools, and playing fields.

- Newly fitted kitchen and bathroom
- Two bedrooms
- Conservatory and low maintenance garden
- Single garage

Rent (pcm): **£1,050.00**

Deposit: **£1,575.00**

EPC: **C**

Council Tax: **Band C**



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STEP INSIDE

The property has recently undergone extensive refurbishment and provides well-proportioned accommodation with generous living space. In brief the accommodation comprises to the ground floor: entrance hall, modern fitted kitchen with space for appliances and a range of base and wall cupboards, integral electric oven and hob along with a sink/ drainer and mixer tap. The sitting room is spacious in size and has sliding patio doors to the conservatory. Stairs rise to the first floor where there are two bedrooms, the principal double bedroom has a useful storage cupboard and dual aspect windows with views over the rear garden. The second bedroom is a smaller room and there is a modern family bathroom.

STEP OUTSIDE

To the front of the property is a driveway providing ample off-road parking and garage with up and over door. The property is approached via a paved pedestrian pathway and to the side is a gravel area with space for a table and chairs. The rear garden is fully enclosed and is low maintenance offering a flagstone patio area and raised bed.

LOCATION

The property is within walking distance of The Mardy's local amenities on the northern fringe of Abergavenny approximately 1 mile from the town centre. Mardy has two convenience stores, and a beautician. A range of amenities can be found in Abergavenny 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.

PARKING

A single garage and driveway fall within the registered title of the property.

DIRECTIONS

From Abergavenny, head north on the B4521 Hereford Road for approximately 1 mile until reaching the turning right for The Newlands. Proceed to the right and the property will be found on the left-hand side of the cul-de-sac.





SERVICES

We understand that the property is connected to mains water, drainage, gas and electric.

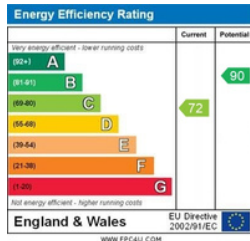
Broadband

Full fibre, fibre to the cabinet and copper broadband up to 1600 Mbps download speed, up to 115 Mbps upload speed, available 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, and Vodafone indoor voice/data – outdoor voice/data, 02 outdoor only. Please make your own enquiries via:
[https:// checker. ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

Scan to view video of the house



ENERGY PERFORMANCE RATING

To view the full EPC please visit:
<https://find-energy-certificate.service.gov.uk/energy-certificate/0233-1210-7504-6728-0400>

COUNCIL TAX BANDING

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

TENURE

Freehold

AGENT'S NOTES

Minimum term 12 months. Affordability criteria: Annual rent x 2.5

PLANNING CONSENTS

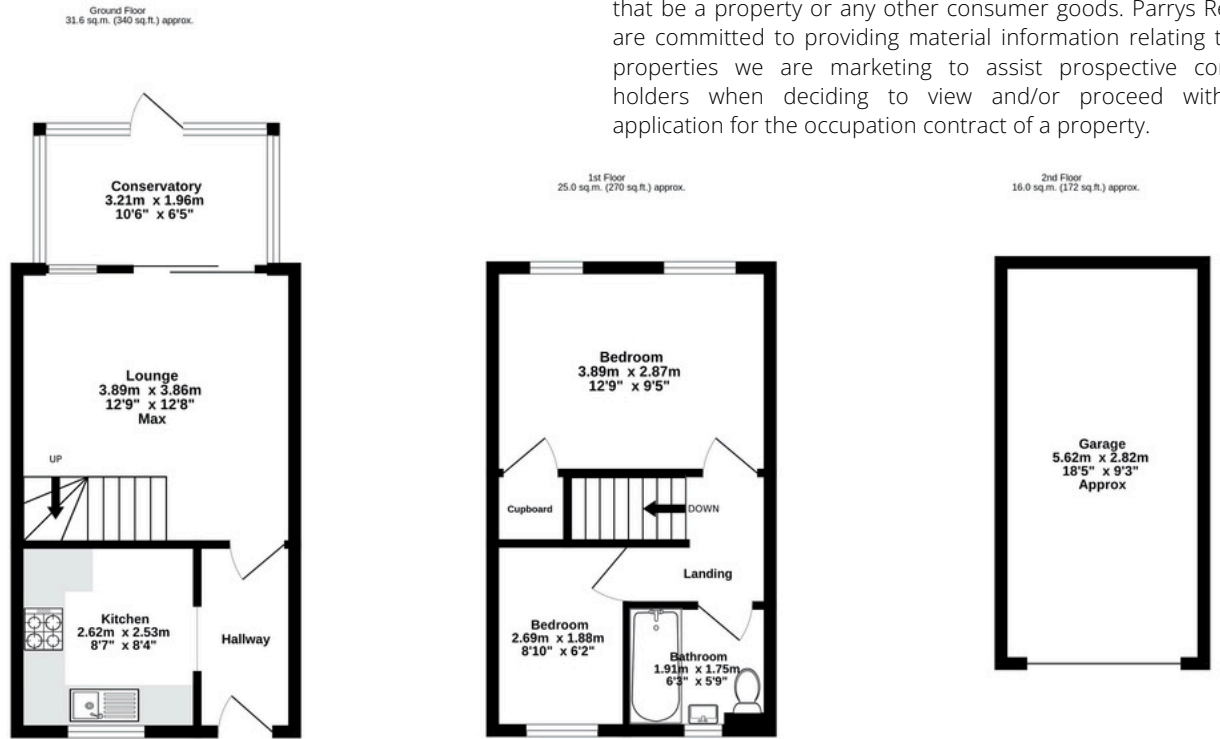
Parrys Rentals are not aware of any planning applications that could affect this this property.

FLOOD RISK

This property is at a very low risk of flooding from rivers, surface water and small watercourses. Please make your own enquiries:
<https://flood-risk-maps.naturalresources.wales/>

DIGITAL MARKETS COMPETITION AND CONSUMERS ACT 2024 (DMCC ACT)

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.



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TOTAL FLOOR AREA: 72.6 sq.m. (782 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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