



LYNDHOME

CLYTHA ROAD | BETTWS NEWYDD | USK | NP15 1JT

LYNDHOME

Situated in the small village of Bettws Newydd, a spacious and well-presented detached bungalow with garage, carport large gardens and outbuildings.

Rent (pcm)
£ 1,500.00

Deposit
£ 2,250.00

EPC Rating
E

Council Tax
Band F

KEY FEATURES

- Beautifully presented detached bungalow in village location
- Newly fitted kitchen and shower room
- Two bedrooms
- Garage, carport and driveway parking
- Large wrap around garden with outbuildings
- Landscaped garden



STEP INSIDE

The bungalow has recently undergone extensive refurbishment providing light, airy and spacious living accommodation. Enter through the porch into the hallway with a door to the living room which is flooded with natural daylight from the dual aspect and enjoys views over the garden. The beautifully designed kitchen has been fitted with a range of base and wall units complemented with granite worktop, integrated appliances and a breakfast bar which flows into the dining area with French doors to the outside. From the kitchen is the utility room with door to the garden. The two bedrooms, store cupboard and newly fitted modern shower room with heated towel rail, vanity sink complete the accommodation.







STEP OUTSIDE

The bungalow has a gated entrance and driveway with steps leading up to the main entrance door. There is a well-maintained extensive wrap around garden with well stocked flower and shrub borders enclosed by mature hedges, a haven for keen gardeners. To the rear of the bungalow is a flagstone patio area where you can sit back, relax and enjoy the peaceful surroundings or alfresco dining and a further patio area can be found behind the carport. The driveway, carport and garage provide ample parking.





LOCAL AREA

Bettws Newydd is a small village in Monmouthshire, situated approximately five miles from the village of Raglan where you will find a range of amenities which include post office, hairdressers, butchers, public houses, petrol station, fish and chip shop, pharmacy, general store, school, doctor's surgery and Golf Club. The larger historic market town of Abergavenny is approximately eight miles from the property and offers a range of amenities including shops, primary and secondary schools, banks, doctors, dentists, library, theatre, cinema and local general hospital. Abergavenny is well known for the annual Food Festival which takes place in September and has good road links for commuting via the A40/A449 to the M4, M5 and M50 motorways for Cardiff, Bristol and Birmingham and the A465 for Merthyr, Brecon and Hereford. Abergavenny also has a mainline railway station and a bus station.

Directions: From Abergavenny to the Hardwick roundabout, take exit to B4598, take right hand turning signposted Bettws Newydd, follow road and property will be left-hand side opposite the village hall. Approx eight miles from Abergavenny town centre

What3words: [//what3words.com/nest.fake.wasps](https://what3words.com/nest.fake.wasps)



INFORMATION

Minimum Term: 12 months

Affordability criteria: 2.5x the annual rent

Local Authority: Monmouthshire County Council

Tenure: Freehold

Services: We understand that the property is connected to mains water, electric, LPG gas and septic tank drainage
Contract holders will be liable for cost of emptying the septic tank.

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

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

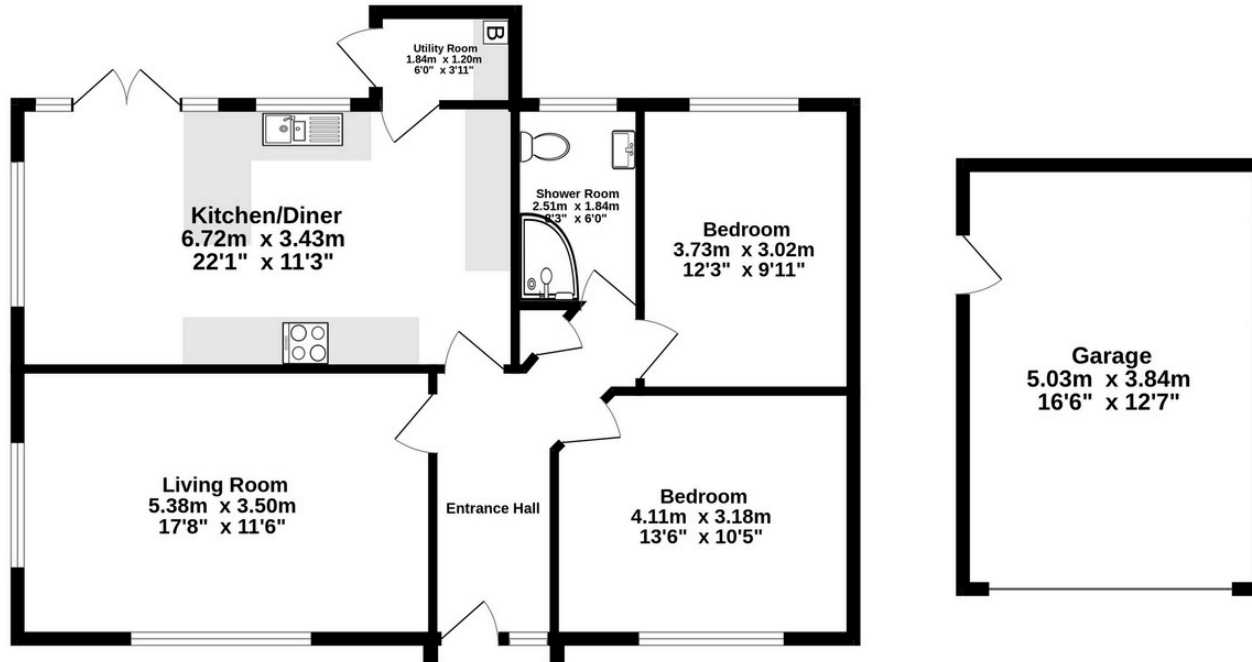
Planning Consents: Parrys Rentals are not aware of any planning applications affecting this property.

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

Title: The property is registered under Title number WA926056 a copy of which is available from Parrys Rentals.

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.

Ground Floor 98.4 sq.m. (1059 sq.ft.) approx.

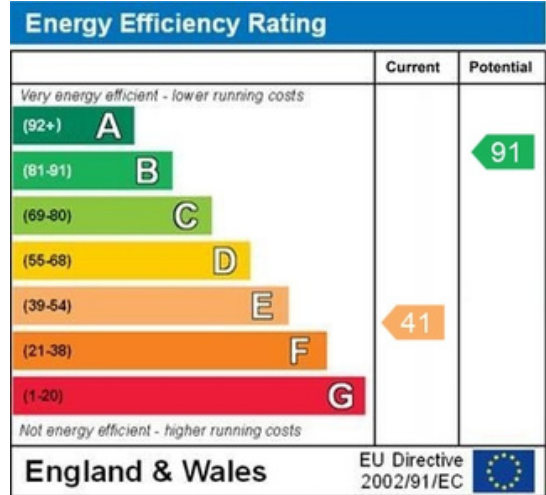


TOTAL FLOOR AREA: 98.4 sq.m. (1059 sq.ft.) approx.

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.
Made with Metropix ©2025



Scan to view video
of the house





PRINTED ON SUSTAINABLE PAPER
PLEASE RECYCLE AFTER USE



@parrys.com #puttingdownroots #ParrysHappy

21 Nevill Street, Abergavenny NP7 5AA | Tel: 01873 859237 | rentals@parrys.com

P parrys
Ahead of the curve