

CEDAR MEWS

LLANELLEN COURT FARM | LLANELLEN | ABERGAVENNY | MONMOUTHSHIRE | NP7 9HT



P parrys

WELCOME TO CEDAR MEWS

Situated on the outskirts of Llanellen, a well-presented two-bedroom single storey bungalow.



Rent (pcm): £950

Deposit: £900

EPC: D

Council Tax Band: D

- Open plan living/kitchen
- Two bedrooms
- Enclosed rear garden with patio
- Off-street parking

THE PROPERTY

Enter through the front door into the hall with store cupboard, a glazed door opens into the light and airy open plan living/kitchen with patio doors to the garden. The kitchen has been fitted with a range of modern base and wall units with integrated oven and hob. From the living area a glazed door leads to the hall, two bedrooms and family bathroom with bath and overhead shower, vanity sink unit and w.c.



OUTSIDE

The property has the benefit of an enclosed rear garden with side entrance gate and patio area where you can sit back, relax, or enjoy alfresco dining.



INFORMATION

EPC Rating: D. To view the full EPC please visit www.gov.uk

Tenure: Freehold.

Local County Council: Monmouthshire County Council.

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

Services: We understand that the property is connected to mains water and electricity, LPG gas, and private drainage (shared sewage treatment plant) drainage is inclusive of rent. All remaining utilities are charged by the landlords to the contract holder(s) on a quarterly basis. Electricity is charged at £0.3673 per kwh, standing charge is £0.5141 per day. Gas is charged at £0.4897 p/l. Water is charged at £1.9527 per m3. Please note utility prices are subject to change.

Broadband: *FTTC & copper broadband available with maximum download speeds of *76Mbps & upload speeds of 15Mbps, subject to providers terms and conditions. Please make your own enquiries via Openreach.

Mobile: EE & Three good outdoor, variable in home coverage. O2 and Vodafone good outdoor coverage with limited to no indoor coverage. Please make your own enquiries via Ofcom.

Title: The registered title of the property forms part of the registered title number is CYM348890 a copy is available from Parris Rentals

Agent's Notes: Minimum term, available from 12 months. Affordability criteria; annual rent x 2.5. Parris 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.

Parking: Off-street parking available.

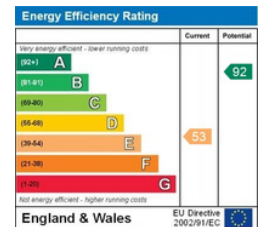
Planning Consents: Re-submission of planning application for conversion of redundant agricultural buildings into care home for elderly (use class C2). (Previously approved DC/2008/01305) within the vicinity of Cedar Mews. Please make your own enquiries via Monmouthshire.gov.

Flood Risk: Very low risk of a flooding from rivers, surface water and small watercourses. Please make your own enquiries via Natural Resources Wales.

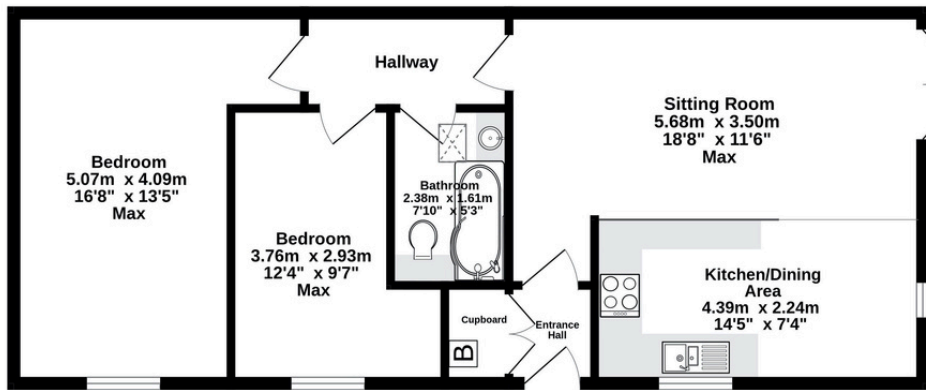
Directions: From the Hardwick roundabout take the A4042 towards Newport. Follow the road for approximately 1.2 miles until you reach Llanellen bridge. Cross the bridge and take the third right sign posted "Llanellen Court Farm". Follow the road around the bend and turn right and follow the road and the property will be located on the right-hand side.

What 3 Words: ///slicer.capillary.interval

Location: The property is in a conveniently located on the outskirts of the village of Llanellen. The village of Llanellen lies approximately three miles to the south of the border of the historic town of Abergavenny with the Monmouthshire and Brecon Canal passing through the village with links to the A40 and A449 and the M4/M5 and M50 motorway networks. A main line railway station can be found in Abergavenny as can a range of amenities including shops, doctors, dentists, first class restaurants and public houses, bus station, places of worship, cinema, leisure centre and theatre as well as the remains of a Norman castle.



Ground Floor
63.1 sq.m. (679 sq.ft.) approx.



TOTAL FLOOR AREA : 63.1 sq.m. (679 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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Ahead of the curve