

COACH HOUSE FLAT

THE NEUADD | LLANBEDR | CRICKHOWELL | POWYS | NP8 1SP



P) parrys

WELCOME TO COACH HOUSE FLAT

Situated in a semi-rural location on the outskirts of the village of Llanbedr, a well-presented and spacious two-bedroom first floor flat.



Rent (pcm): £995

Deposit: £1492

EPC: E

Council Tax Band: D

- Two-bedroom part furnished first floor flat
- Living/dining room with wood burning stove
- Raised patio and parking space

THE PROPERTY

Coach House Flat is in an elevated position and enjoys splendid views of the surrounding countryside. Stone steps lead to the front door which opens into the hallway with store cupboards and leads to the open plan living/dining room with feature wood burning stove. The kitchen has been fitted with a range of base and wall units and electric oven/hob. Along the hallway are two double bedrooms and bathroom with a bath and overhead shower, WC and pedestal hand basin.



OUTSIDE

The flat is approached via a private driveway with a parking area adjacent to the flat. There is a raised stone patio/seating area where you can sit back, relax, unwind and enjoy the peaceful surroundings.



INFORMATION

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

Tenure: Freehold.

Local County Council: Powys 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 electric, a private water supply, oil-fired central heating and shared septic tank drainage (the costs of emptying the septic are shared, the contract holder will be liable for 25% of the costs of emptying the tank, please contact agent for further details).

Broadband: Full fibre broadband available subject to providers terms and conditions, up to 1600 Mbps download speed, upto 115 Mbps upload speed. Please make your own enquiries via Openreach.

Mobile: EE, Three and Vodafone - good outdoor. O2 variable outdoor. Please make your own enquiries via Ofcom.

Title: The registered title of the property forms part of the registered title number is WA640616 a copy is available from Parrys Rentals

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

Parking: Allocated parking available. The parking of caravans/trailers/motorhomes/horseboxes is prohibited.

Planning Consents: The agent is not aware of any planning consents which may affect the dwelling. Please make your own enquiries via Powys Council.

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

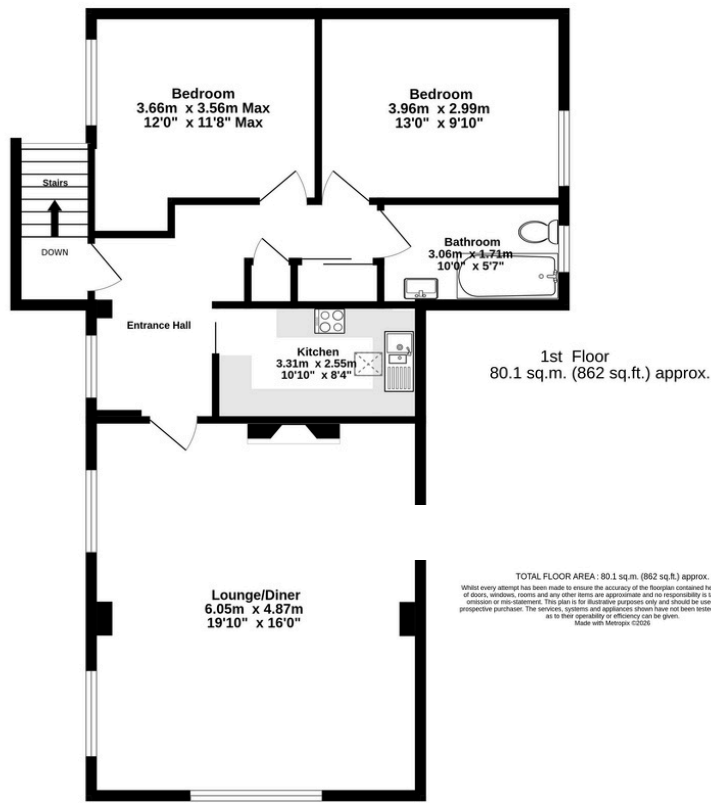
Directions: From Abergavenny town centre take the A40 towards Crickhowell. Go through the town, after passing the petrol station take the next left onto Llanbedr Road, passing Oakfield Drive and Derwen Fawr, continue up the lane and follow road, the private driveway which leads to the flat can be found on the left-hand side and has stone pillars.

What 3 Words: ///playfully.spite.hospitals

Location: Coach House Flat is located approximately one mile from the historic and award-winning town of Crickhowell where you will find independent shops and a range of amenities including a library, doctors' and dentists' surgeries, restaurants, public houses and primary and secondary schools. Crickhowell lies on the banks of the River Usk and offers a range of recreational and outdoor activities such as walking and cycling. The town is an ideal base for exploring the Brecon Beacons National Park with walks through beautiful open countryside and along the Monmouthshire and Brecon Canal. Abergavenny, circa six miles away, offers further facilities including a general hospital and a mainline railway station. Road links within the area are considered excellent with the A465 Heads of the Valleys Road approximately four miles away providing access to the A470 for Cardiff, A4042/A449 for Newport and the M50 and M4 motorways



Energy Efficiency Rating		Current	Potential
Better energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	68
(21-38)	F		
(1-20)	G		
Worst energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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