

I BETTWS COTTAGE

BETTWS | ABERGAVENNY | MONMOUTHSHIRE | NP7 7LG



P parrys

WELCOME TO 1 BETTWS COTTAGE

A well-presented three-bedroom semi-detached house situated in the hamlet of Bettws, inclusive of water, sewage and broadband. The property has the benefit of an air source heat pump, solar panels, battery storage, off-street parking and EV charger.



Rent (pcm): £1,450

Deposit: £2,175

EPC: C

Council Tax Band: E

- Semi-detached three-bedroom house with two reception rooms
- Rent inclusive of water, sewage and Starlink satellite broadband
- Air source heat pump, solar panels & battery storage
- Two bathrooms
- Off-street parking and EV car charger

THE PROPERTY

Entering through the property and taking the door to the left, you will find the kitchen/dining room featuring exposed timber beams, a stone feature fireplace and red-and-cream tiled flooring. The kitchen is fitted with a variety of cream fitted units with integrated double oven, walk-in pantry, and has space for two under-counter appliances. Through the adjacent door, you will find the living room featuring an exposed stone fireplace with a fitted log burner and timber beam detail. Continuing through the property, you'll enter a bright and spacious reception room offering a large front-facing window. To the far side of the property, you will find the utility room with space for a further under-counter appliance and tumble dryer above, connecting the downstairs double bedroom and en-suite bathroom fitted with a corner shower enclosure, toilet and hand basin.



Following the stairs to landing, you will find the property's second double bedroom, featuring fixed reading lights, integrated storage to the right, and the enclosure for the hot-water storage tank to the left. Continuing around the corner you will find a door to your left leading to the family bathroom fitted with a panelled bath and shower combo, toilet, pedestal wash hand basin, mirrored wall cabinet and tiled walls throughout, complemented by vinyl flooring. At the end of the landing is the principal bedroom featuring further built-in storage and an open hanging space.

OUTSIDE

Stepping out from the property, the garden begins with a paved patio area to the left finished with grey slabs, set alongside the house and enclosed by fencing and established planting. Moving forward, the space opens into a generous lawn to the rear, framed by mature trees, shrubs and natural borders that provide a private outlook and greenery throughout. To the right-hand side, a defined pathway leads to a dedicated garden area with a timber shed and covered store, all set against a peaceful rural backdrop with countryside views beyond.



INFORMATION

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

Tenure: Freehold.

Local County Council: Monmouthshire County Council.

Council Tax Band: E. 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 supplied by spring water, air-source heating and solar panels, and is connected to mains electricity and a sewage treatment plant. The cost of water & sewage is inclusive of rent. Solar tariffs are to be returned to contract holders.

Broadband: The cost of rent is inclusive of Starlink Residential – 100 Mbps satellite broadband with a maximum download speed of 100 Mbps. Contract holders will not be permitted to change provider.

Mobile: EE, Three, 02 and Vodafone poor to none. Please make your own enquiries via Ofcom.

Title: The registered title of the property number is CYM764194 - 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: Driveway parking available for 1 vehicle and additional on-street parking available on a communal basis.

Planning Consents: Please make your own enquiries via Monmouthshire Council.

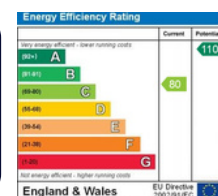
Flood Risk: Very low risk of a flooding from rivers, surface water and small watercourses. Please make your own enquiries via Natural Resources Wales.

Directions: From Abergavenny take the Old Hereford Road towards Hereford for approximately 2 miles until you reach the village of Pantygelli. Take the first left after The Crown pub and follow this road for approximately 1 mile until you arrive at Bettws Chapel. The property will be found on the corner of the right turn just before the Chapel.

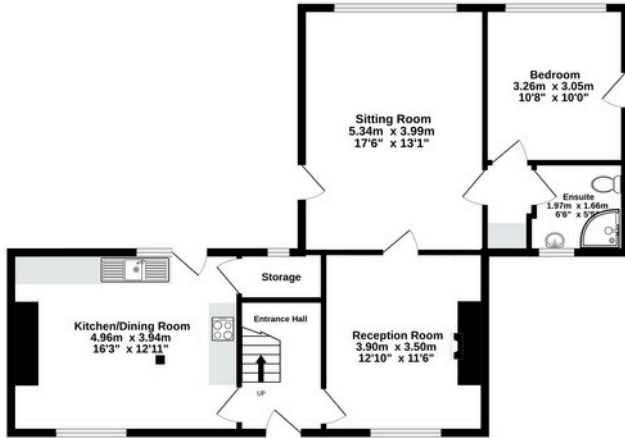
What 3 Words: ///dent.unearthly.forget

Location: Bettws is a small, picturesque rural hamlet situated approximately three miles north of Abergavenny in the county of Monmouthshire. Set amid gently rolling countryside, the area enjoys a peaceful village atmosphere while remaining within reach of Abergavenny town, where you will find a selection of independent shops, supermarkets, cafes, weekly markets, amenities, a general hospital. There are good leisure facilities plus a cinema, theatre, library, numerous public houses and many highly regarded 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.

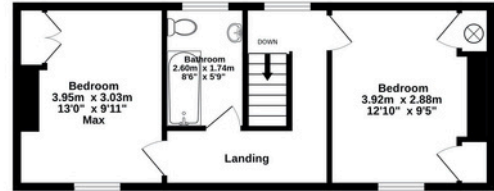
Digital Markets Competition and Consumers Act 2024 (DMCC ACT) All measurements are approximate and quoted in imperial with metric equivalents and are for general guidance only. Whilst every effort has been made to ensure to accuracy, these rental particulars must not be relied upon. Please note the Agent 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



Ground Floor
76.2 sq.m. (820 sq.ft.) approx.



1st Floor
39.2 sq.m. (422 sq.ft.) approx.



TOTAL FLOOR AREA : 115.5 sq.m. (1243 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 ©2026



21 Nevill Street, Abergavenny, NP7 5AA | 01873 859237
abergavenny@parrys.com | www.parrys.com

Parrys Abergavenny Registered : 21 Nevill Street, Abergavenny NP7 5AA. Parrys Rentals (Abergavenny) LLP Registration Number: OC386932. Parrys Property (Abergavenny) LLP Registration Number: OC314727



@parrysstateagents

P parrys

Ahead of the curve