



Totally Refurbished Stone Built Barn
3 Bedrooms (all en suite), luxury fitted Kitchen
No Smoking, No HB, Pets Considered

LLANGYBI

£1100 pcm



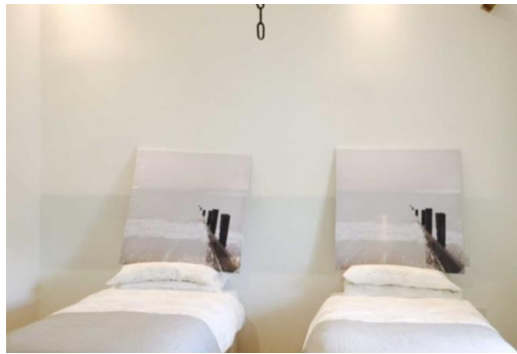
A ARCHER & CO

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To book a viewing call 01291 67 22 12

BARN 2, CLAWDD Y PARC FARM, PARC ROAD

Llangybi, Near Usk, Monmouthshire NP15 1NY



KEY FEATURES

- Spacious Kitchen open plan to Living Room
- 3 Beds, Family Jack & Jill Bathroom, 2 Wet Rooms/Shower Rooms
- Triple Car Port
- Large Lawns



STEP INSIDE

This property has been completely renovated and modernised to the highest standards and has the benefit of an LPG under ground gas tank which via the gas boiler provides under floor heating and hot water for domestic use this combined with the double glazed sealed window and door units enable heating costs to be maintained at a minimum. The property is situated above Llangybi in an idyllic rural locality in an enclave of four/five farm house and barn conversions and has good size lawn gardens and whilst being set in a rural locality lies within easy access of all local amenities. The property is to be let furnished and an inventory will be provided prior to signing of contracts etc.

(All rents quoted are subject to an additional non-refundable administration fee paid by the tenant/s plus a deposit equivalent to a month and a half of the rental value. The administration fee for a single application is £132.00 including VAT and £180.00 including VAT for a joint application).

STEP OUTSIDE

The property is approached via a shared driveway which in turn leads to a stone built triple car port with large lawned area.

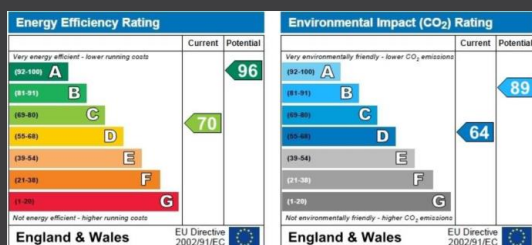
Services: Heating is LPG gas, private septic tank drainage.

DIRECTIONS

Leave Usk turning left over the River Bridge (signposted Caerleon 7 miles). Having entered Llangybi turn right into Parc Road (the first turning on the right opposite the post office). Having passed The Croft then Barnfield Close on the right continue up the road for approximately 1 mile, pass the driveway to Graigwith Farm on the left and continue for approximately half a mile when the driveway to Clawdd Y Parc will be seen on the left hand side.

INFORMATION

Postcode: NP15 1NY
Tenure:
Tax Band:
Heating: Gas LPG
Drainage: Septic tank
EPC: C



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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.