



1 PENCIFEL

Abergavenny, Monmouthshire NP7 9HD

- * End-terrace cottage
- * Two-bedrooms
- * Courtyard garden
- * EPC rating D
- * Council tax band D
- * Deposit £924.00

£800 pcm



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21 Nevill Street, Abergavenny, Monmouthshire NP7 5AA
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Step Inside

Situated in the village of Llanover, a two-bedroomed whitewashed stone cottage. Enter through the front door into the kitchen which has been fitted with a range of contemporary wall and base units with space for appliances, a door leads to the inner hallway, cloakroom, living room (please note the fireplace is decommissioned and for decorative purposes only) and rear porch. Stairs rise to the first floor, two bedrooms both with built-in store cupboard and bathroom.

Step Outside

The property has a small, enclosed courtyard to the front of the property.

Parking

Parking does not fall within the registered title of the property and is on a communal basis. Parking of campervans, motorhomes, horseboxes, trailers, caravans are not permitted.

Location

The village of Llanover is approximately five miles from the historic market town of Abergavenny offering a wide range of amenities including shops, banks, doctors, dentists, a library and a general hospital. Other facilities include a leisure centre with swimming pool, a cinema and theatre, and the area is well known for its many high-quality restaurants. The picturesque, smaller town of Usk also offers good amenities including independent shops and numerous cafes, pubs and restaurants. There is a nursery school in Llanover, well regarded state schools are located in Abergavenny and Usk with private schools in Monmouth, Newport and Hereford. Llanover has excellent transport networks with access to the A465, A40, A4042 and A449 linking to the M4/M5/M50 motorways. A mainline railway station can be found in Abergavenny.

Tenure

Freehold

Services

We understand that the property is connected to mains water, drainage, gas and electric.

Broadband

Standard and ultrafast broadband available subject to providers terms and conditions. Please make your own enquiries via <https://www.openreach.com/fibre-broadband>. Networks in the area Openreach



Mobile

EE, Three, 02 (indoor voice/data Limited. Vodafone indoor voice/data None- outdoor voice/data - Limited EE, Three, 02 & Vodafone - outdoor voice/data - Likely. 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

The agent is not aware of any planning developments in the area which may affect this property, please check Monmouth County Council. <https://www.monmouthshire.gov.uk/>

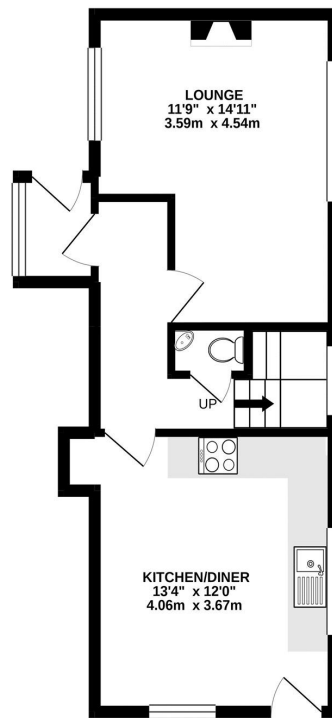
Title and Restrictive Covenants

Registered title of the property, number CYM529519, please contact agent for a copy of the Title register

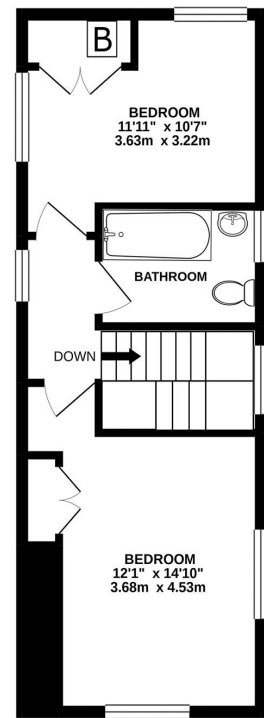
Flood Risk

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

GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 793 sq.ft. (73.7 sq.m.) approx.

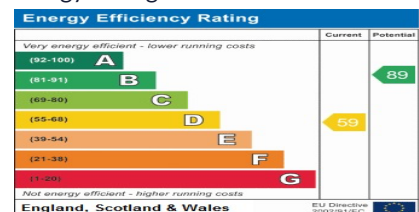
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 Metreps (©2021)

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Directions

From the A465 Heads of the Valleys Road, at the Hardwick roundabout take the 4th exit onto A4042, follow road to the village of Llanover, after passing the bus stop, turn right and the property will be found on the left-hand side.

Energy Rating



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