



GARDENERS COTTAGE

BERTHOLEY HOUSE FARM | LLANTRISANT | USK | MONMOUTHSHIRE |
NP15 1LR

Situated in a rural location on the outskirts of the village of Llantrisant, a three-bedroom detached house with far reaching views of the surrounding countryside.

- Three bedrooms
- Two bathrooms
- Open plan kitchen/dining/living room
- Garden with countryside views
- Gated entrance and parking area



STEP INSIDE

Situated within the grounds of Bertholey House Farm, Gardeners Cottage has been renovated to incorporate modern day living whilst retaining traditional charm and character. Enter through the front door into the open plan kitchen/dining/living room fitted with a range of contemporary style base and wall units with tiled splashback, oil fired Aga, and free-standing appliances. The open plan living room has a stone fireplace housing a wood burning stove set on a raised flagstone hearth. From the living area the hallway leads to the two bedrooms, one of the bedrooms has a door to the outside, and shower room. Stairs rise from the kitchen to the first floor, bathroom comprising bath with overhead shower and w.c. Stairs rise to the second floor third bedroom with beamed ceiling and half-moon windows with far reaching views of the surrounding countryside. The property benefits from oil fired under flooring heating to the ground floor and radiators to the first and second floor.



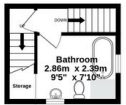


STEP OUTSIDE

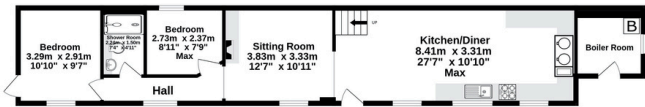
To the outside, the property is approached through a gated entrance leading to the gravel parking area. The garden has been mainly laid to lawn with a central seating area where you can sit back and enjoy the views of the surrounding countryside or Alfresco dining. Agent's note: The landlord will carry out seasonal maintenance of the garden including cutting of hedges and grass at their own expense.



1st Floor
12.8 sqm (139 sqft) approx.



Ground Floor
65.4 sqm (705 sqft) approx.



LOCATION

Gardeners Cottage is situated in the village of Llantrisant, near Usk. The area is well known for its rural and agricultural landscapes and is approximately 4 miles from the picturesque town of Usk. The town of Usk has a village primary school, a range of independent shops, restaurants, public houses, tearooms and children's play area. On the outskirts of Usk is the A449 which links to the A40 (and onwards to the M50), the M4 and M5 motorways.

DIRECTIONS

what3wwords: slave.repeating.counts
Directions will be provided to all viewers.

AGENTS NOTES - CONSUMER PROTECTION REGULATIONS

Estate Agents are obliged, under the Consumer Protection Regulations, to provide any prospective buyers with any material information relating to properties that are being marketed. Parrys are committed to providing as much information as possible to enable buyers to make an informed decision with regard to both viewing and offering on a property.

FLOOD RISK

Low risk from flooding from rivers
Very low risk from flooding from surface water and small watercourse. Please check for further details <https://flood-risk-maps.naturalresources.wales/>

ENERGY PERFORMANCE RATING

E

TENURE

Freehold.

COUNCIL TAX

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

RENT AND DEPOSIT

Rent £1700.00 pcm . Deposit £2550.00

SERVICES

We understand that the property is connected to shared private water supply, private drainage with no cost to contract holder, mains electric -sub-meter at Gardeners Cottage and recharged by landlord approximate cost £400 per quarter and oil-fired heating.

Broadband

You may be able to obtain broadband service from these Fixed Wireless Access providers covering the area: EE, Three. Standard 6mbps download speed broadband subject to providers terms and conditions. Please make your own enquiries via: [https:// www. openreach.com/fibre-broadband](https://www.openreach.com/fibre-broadband)

Mobile Telephone

Indoor voice/data: EE, indoor Likely - Three Limited, O2 voice Likely/data Limited, and Vodaphone indoor voice Limited/data - none

Outdoor voice/data: EE, Three, O2 and Vodaphone – Likely. Please make your own enquiries via: <https:// checker. ofcom.org.uk/en-gb/mobile-coverage>

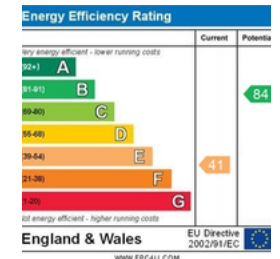
LOCAL AUTHORITY

Monmouthshire County Council.

TITLE

Gardeners Cottage forms part of title number CYM445690 – a copy of which is available from Parrys Rentals

Scan to view video of the house





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