



## BOTHY FLAT, TY-UCHAF

HANOVER ROAD | LLANOVER | ABERGAVENNY | MONMOUTHSHIRE |  
NP7 9EF

Situated in the grounds of Llanover Park, a two-bedroom maisonette

- Village location
- Two reception rooms
- Shower room
- Rear courtyard



## STEP INSIDE

Enter the front door into the inner hallway with stairs to the first floor and hallway. From the hallway, doors lead to the kitchen which has been fitted with a range of base and wall units with space for appliances, sitting room with dual aspect, and a second reception room/study providing additional living accommodation. The principal bedroom has built-in wardrobes and a store cupboard, the second bedroom has a store cupboard, and the shower room has a walk-in shower, w.c and pedestal hand basin. Please note: Loft space is excluded and fireplace in sitting room has been blocked off and for decorative purposes only.





## STEP OUTSIDE

The maisonette has the benefit of a rear courtyard.

## LOCATION

The property is in the popular and sought after village of Llanover. There are good network links from the A4042 to the A40 and A449 which in turn link to the M4/M5/M50 motorway networks for commuters. The historic market town of Abergavenny is located approximately 5 miles from Llanover where a range of amenities can be found with chain and individual shops, supermarkets, banks, doctors, dentists, theatre, cinema, library, schools and local general hospital. A main line railway station can be found in Abergavenny.

## PARKING

Allocated parking space in front of the stone wall by the courtyard . The parking of caravans/trailers/motorhomes/horseboxes is prohibited.

## ENERGY PERFORMANCE RATING E

To view the full EPC please visit:  
<https://find-energy-certificate.service.gov.uk/energy-certificate/0588-1024-7281-3985-9920>

## SERVICES

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

Broadband:

Standard, superfast and ultrafast broadband available in the area 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

EE, Three, Vodaphone and O2-indoor voice/data limited- 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)

## FLOOD RISK

Medium risk from flooding from rivers, very low risk from surface water and small watercourse.Please check <https://flood-risk-maps.naturalresources.wales/>

## COUNCIL TAX

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

## LOCAL AUTHORITY

Monmouthshire County Council.

FIRST FLOOR FLAT  
 895 sq.ft. (83.1 sq.m.) approx.



TOTAL FLOOR AREA: 895 sq.ft. (83.1 sq.m.) approx.  
EPF01 every effort has been made to ensure the accuracy of the floorplan and measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for information purposes only and should not be used as a legal document. The situation, nature and appearance of items are not guaranteed and no guarantee is given for their condition or efficiency over time.  
 Made with Blueprints 2022.8

## RENT AND DEPOSIT

Rent £900.00 pcm . Deposit £1038.00

## TENURE

Freehold.

## TITLE

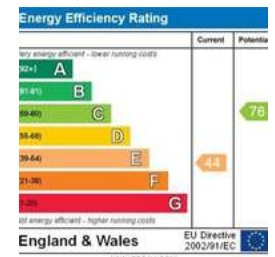
Bothy Flat, Ty Uchaf forms part of title number CYM465427 a copy is available from Parys Rentals

## DIRECTIONS

<https://w3w.co./decently.graphics.deflation>  
 From Abergavenny town centre take the A40 towards the Hardwick roundabout, take exit onto the A4042 and follow road into the village of Llanover, at the entrance to Llanover Park, go through the black wrought iron gates and follow the drive towards Ty-Uchaf.

## 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. Parys 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.



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