



Fro Isaf Cottage, Llanover

ABERGAVENNY | MONMOUTHSHIRE | NP7 9DA

Situated in a rural location with countryside views, Fro Isaf Cottage is a detached cottage within a bunded garden accessed from a parking area via a small bridge.

Minimum term 12 months.

- Two reception rooms
- Three bedrooms
- Two bathrooms

Rent £1350.00 pcm

Deposit £1558.00

EPC rating E

Council tax band H

STEP INSIDE

This well-presented detached cottage comprises, entrance hall which leads to the spacious living room with dual aspect and feature wood burning stove, from the living room is a door to the second reception. From the hall a door leads to kitchen fitted with a range of base and wall units, stainless steel extractor unit, space for appliances, and a store cupboard. The downstairs wet room has a walk-in shower, hand basin, w.c, and cupboard housing the oil boiler. The utility room with built-in storage and door to the garden completes the ground floor accommodation. Stairs rise from the hallway to the landing; principal bedroom with a built-in store cupboard, two further bedrooms and family bathroom with bath/overhead shower, pedestal hand basin, w.c, and heated towel rail.





STEP OUTSIDE

From the parking area, the cottage is approached via steps up and over the bund crossing a bridge and steps down to path leading to the main entrance, the bunded garden has been mainly laid to lawn.

PARKING

Parking area falls within the registered title of the property, the parking of trailers, caravans, motorhomes, horseboxes is prohibited.

LOCATION

The property is located on the outskirts of the village of Llanover with 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.

SERVICES

We understand that the property is connected to mains water and electric. Oil fired central heating. Private drainage, the septic tank is emptied annually (or sooner if necessary) by the landlords, the costs of which are invoiced to the contract holder(s). The initial invoice within the first 12 months of the term will be charged on a pro-rata basis based on the length of occupation

Broadband

FTTC broadband available subject to providers terms and conditions, maximum download speed 76 mps, maximum upload speed 15 mbps. Please make your own enquiries via: [https:// www. openreach.com/fibre-broadband](https://www.openreach.com/fibre-broadband)

Mobile Telephone

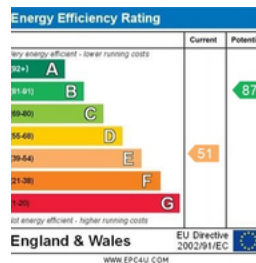
EE, 02 and Vodaphone indoor voice/data limited, Three Likely. EE, 02, Vodaphone and Three outdoor voice/data- Likely. Please make your own enquiries via: [https:// checker. ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

ENERGY PERFORMANCE RATING E

To view the full EPC please visit: <https://find-energy-certificate.service.gov.uk/energy-certificate/9209-0329-6000-1329-3226>

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.



TENURE

Freehold.

LOCAL AUTHORITY

Monmouthshire County Council.

COUNCIL TAX

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

TITLE

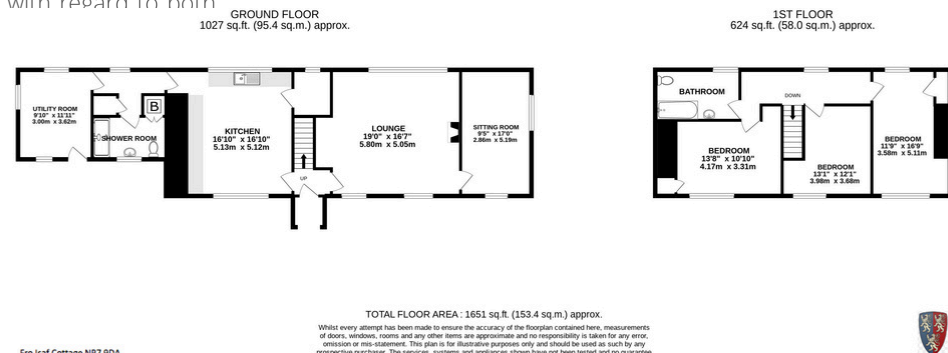
Fro Isaf Cottage forms part of the registered title number, number CYM465066 a copy is available from Parrys Rentals

FLOOD RISK

High risk, greater than 3.3% chance each year of flooding from river, very low risk from surface water and small water courses. Please check: <https://flood-risk-maps.naturalresources.wales/>

DIRECTIONS

<https://what3words.com/fixtures.brilliant.irrigate> From Abergavenny, take the A4042 towards Cwmbran/Newport, go through Llanover village passing Llanover House, taking the left-hand turning for Hanover Lane, continue on the road, at the crossroads go straight over, continue past Fro Farm and take the next right to Fro Isaf Cottage.





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