



# Tyr Bad, Llanover

ABERGAVENNY | MONMOUTHSHIRE | NP7 9EY



Situated alongside the Brecon and Monmouth Canal on the fringe of the historic village of Llanover, a charming single-storey detached former boathouse with views towards the Skirrid Mountain and Brecon Beacons (Bannau Brycheiniog) National Park.

- Living room
- One bedroom
- Enclosed garden

**Rent £1000.00 pcm**  
**Deposit £1154.00**  
**EPC rating F - exemption certificate**  
**Council tax band D**

### STEP INSIDE

This unfurnished single-storey former boathouse holds a wealth of charm and character. Aside the idyllic location the property provides light and airy living accommodation and in brief comprises; entrance lobby, hallway with step down to the living/dining room. The kitchen has been fitted with a range of base and wall units with space for white good appliances. From the hallway doors, lead to the bedroom with views onto the canal and bathroom with walk-in shower, vanity sink unit and w.c. Loft space excluded.







## STEP OUTSIDE

The enclosed mature garden providing ample space to enjoy the tranquil surroundings.

## PARKING

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

## LOCATION

Located on the outskirts of Llanover and adjoining the Brecon and Monmouthshire canal, the cottage enjoys an idyllic location whilst being accessible to the A4042 which connects to the A40 and A449 which in turn link to the M4/M5/M50 motorway networks. The historic village of Llanover is located approximately 5 miles from the market town of Abergavenny where a range of amenities can be found with chain and individual shops (including a Waitrose supermarket close by), banks, doctors, dentists, theatre, cinema, library, schools and local general hospital. A main line railway station can be found in Abergavenny. The picturesque town of Usk is approximately 5 miles where there are a number of individual shops. The area is renowned for its excellent restaurants/pubs and also for the annual Abergavenny Food Festival which is held each September.

## SERVICES

We understand that the property is connected to mains electric, private water supply, 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

Copper broadband with up to 21 Mbps download speed and up to 1 Mbps upload speed, broadband available 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, and Vodaphone (indoor voice/data limited, O2 indoor voice likely data limited. EE, Three, O2 and Vodaphone 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 F - EXEMPTION CERTIFICATE

To view the full EPC please visit:  
<https://find-energy-certificate.service.gov.uk/energy-certificate/0733-2879-7386-9696-5081>

## 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.

## DIRECTIONS

<https://what3words.com/recording.extension.event> From Abergavenny take the A4042 towards Newport/Pontypool. Pass through the village of Llanellen and continue towards Llanover. Just before entering the village, take the right-hand turning (just before Llanover Business Park.) Continue up this lane, keeping right and the entrance to the cottage can be found on the right-hand side.

## TENURE

Freehold.

## LOCAL AUTHORITY

Monmouthshire County Council.

## COUNCIL TAX

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

## TITLE

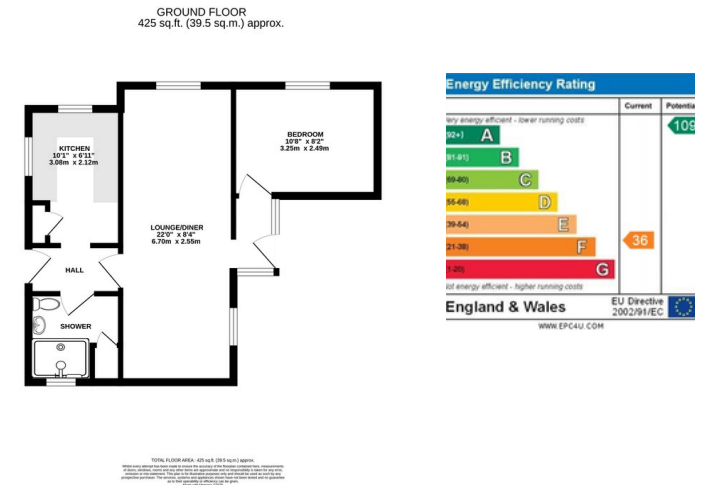
The registered title of the property, number CYM466805 – copy available from Parrys Rentals

## FLOOD RISK

Very low risk of flooding from rivers, high risk of flooding from surface water and small watercourse.  
<https://flood-risk-maps.naturalresources.wales/>

## PLANNING APPLICATIONS

Parrys Rentals are not aware of any planning applications which may affect the property.







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