



Neuadd Farmhouse, Llanover

ABERGAVENNY | MONMOUTHSHIRE | NP7 9DD

Situated in a rural location on the fringe of the village of Llanover, a well-presented four-bedroom detached farmhouse.

Minimum term 12 months.

- Two reception rooms
- Four bedrooms
- Two bathrooms

Rent £1850.00 pcm

Deposit £2135.00

EPC rating D

Council tax band G

STEP INSIDE

This traditional, white-washed farmhouse provides spacious living accommodation; from the hall, a door leads to the sitting room with wood effect flooring and open fireplace, a door leading to the living room with wood effect flooring, open fireplace and beamed ceiling. The kitchen/dining room has been fitted with a range of base and wall units with space for appliances, a pantry and beamed ceiling. From the kitchen a door leads to the boot room with door to the garden, utility room and downstairs shower room. The storage room, outbuilding and workshop are at the rear of the property. Stairs rise from the hall to the landing, four bedrooms one with a cloakroom and family bathroom with bath, shower cubicle, vanity sink unit, w.c and heated towel rail. Loft space excluded.





STEP OUTSIDE

The enclosed front garden has the benefit of a flagstone patio and lawned area and rear garden which has been mainly laid to lawn and enjoys views of the surrounding countryside.

PARKING

Parking area to the front of the property, please note the parking of motorhomes, caravans, trailers and horseboxes are not permitted.

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, library, schools and local general hospital. A main line railway station can be found in Abergavenny.

ENERGY PERFORMANCE RATING E

To view the full EPC please visit:
<https://find-energy-certificate.service.gov.uk/energy-certificate/2290-3789-0122-1490-3043>

SERVICES

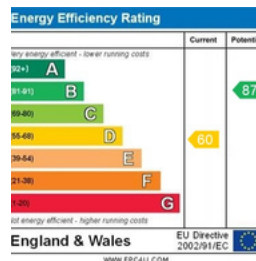
We understand that the property is connected to mains electric, mains water, septic tank and oil-fired central heating. The septic tank is emptied annually (or sooner if necessary) by the landlords, the costs of which are invoiced to the contract holder(s). The initial invoice within the first 12 months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

Broadband
Copper broadband available with maximum download speeds of 8Mbps and upload speeds of 1Mbps subject to providers terms and conditions. Please make your own enquiries via <https://www.openreach.com/fibre-broadband>

Mobile Telephone
EE, 02 and Vodafone indoor voice/data limited Three Likely.
EE, 02, Three and 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)

Agent's Notes – DIGITAL MARKETS, COMPETITION AND CONSUMERS ACT 2024

The DMCC Act 2024, which came into force in April 2025, is designed to ensure that consumers are treated fairly and have all the information required to make an informed decision, whether that be a property or any other consumer goods. Parrys Rentals are committed to providing material information relating to the properties we are marketing to assist prospective contract holders when deciding to view and/or proceed with the application for the occupation contract of a property.



TENURE

Freehold.

LOCAL AUTHORITY

Monmouthshire County Council.

COUNCIL TAX

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

TITLE

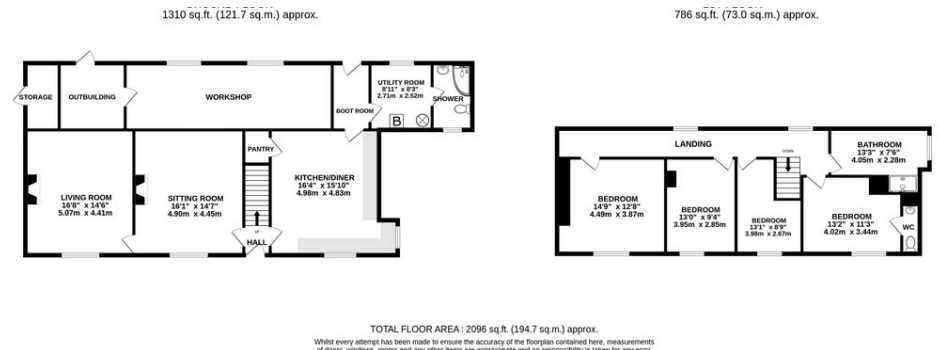
The property forms part of the registered title number CYM461905 a copy is available from Parrys Rentals.

FLOOD RISK

Very low risk from flooding from rivers, very high risk greater than 3.3% of flooding from surface water and small water courses. Please check <https://flood-risk-maps.naturalresources.wales/>

DIRECTIONS

<https://what3words.com/unframed.passions.voltage> From Abergavenny/ Hardwick roundabout take the A4042 towards Newport/ Pontypool, proceed through the village of Llanellen to Llanover, go through the village and take the left-hand turning onto Hanover Road, follow the lane to the crossroads, take the right-hand turning onto Llanover Road and continue lane, after passing the old railway bridge, take the next left on to the track road and the property will be found on the left-hand side.



Digital Markets Competition and Consumers Act 2024 (DMCC ACT) All measurements are approximate and quoted in imperial with metric equivalents and are for general guidance only. Whilst every effort has been made to ensure to accuracy, these rental particulars must not be relied upon. Please note the Agent has not tested any apparatus, equipment, fixtures and fittings or services and, therefore, no guarantee can be given that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. Copyright © Parrys Rentals (Abergavenny) LLP Registered Office: 21 Nevill Street, Abergavenny NP7 5AA Registration Number: OC386932



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