



2 HARDWICK COTTAGES

HARDWICK | ABERGAVENNY | MONMOUTHSHIRE | NP7 9BT

2 Hardwick Cottages

Situated on the outskirts of the historic market town of Abergavenny, a well-presented two-bedroom semi-detached home.

- Living room with wood burning stove
- Two bedrooms
- Garden and outbuilding
- Off-street parking

Rent (pcm): **£1,300.00**

Deposit: **£1,500.00**

EPC: **D**

Council Tax: **Band D**



2 Hardwick Cottages

STEP INSIDE

Decorated in neutral tones throughout and with splendid views of the surrounding countryside and the Brecon mountain, the property comprises; entrance porch with door opening into the kitchen fitted with a range of contemporary style base and wall units. From the kitchen is a versatile room which could be used as a dining room, an office, playroom or storeroom and a door to the living room with feature wood burning stove. From the living room is the hall with storage cupboard and cloakroom. Stairs rise from the hall to the first floor, where you will find two double bedrooms and the modern bathroom with bath and shower cubicle. Agent's note: loft space excluded

STEP OUTSIDE

2 Hardwick Cottages is approached via a shared access driveway which leads to the off-road parking area. A flagstone patio to the front of the property provides space for alfresco dining and has two small outbuildings, whilst the generous gardens to the side and rear have been mainly laid to lawn with the added benefit of a large wooden shed.

LOCATION

A range of amenities can be found in Abergavenny including primary and secondary schools, independent shops alongside high street stores, several supermarkets, doctors', dentists', and a general hospital. There are good leisure facilities plus a cinema, theatre, library, numerous public houses, and many highly regarded restaurants both within the town and the surrounding villages. The area is well known for being the 'Gateway to Wales' and is on the doorstep of the breathtaking Brecon Beacons with the Monmouthshire & Brecon Canal a short distance away for beautiful walks. Abergavenny offers a bus station, mainline railway, and excellent transport links via the A465, A40, A449 and onto the M4/M5 and M50 motorway networks.

PARKING

Off-street parking available, the parking of caravans, motorhomes, trailers and horse boxes is prohibited.





SERVICES

We understand that the property is connected to mains electric, water, oil fired central heating and septic tank 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

Fibre to the cabinet up to 76 Mbps download speed, up to 15 Mbps upload speed and copper broadband up to 21 Mbps download speed and up to 1 Mbps upload speed 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

Three, outdoor and indoor voice/data. EE, O2 outdoor and Vodafone outdoor voice/data, indoor variable. Please make your own enquiries via [https:// checker. ofcom.org.uk/engb/mobile-coverage](https://checker.ofcom.org.uk/engb/mobile-coverage)

ENERGY PERFORMANCE RATING E

To view the full EPC please visit:
<https://find-energy-certificate.service.gov.uk/energy-certificate/9728-3032-6202-4865-1200>

COUNCIL TAX BANDING

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

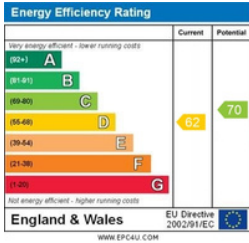
Monmouthshire County Council

TENURE AND TITLE

Freehold. The property forms part of the registered title number CYM461881 a copy is available from Parrys Rentals

PLANNING CONSENTS

Hardwick Farm: Discharge of condition 5 (Details of net gain for biodiversity) for planning decision DM/2022/01696 – approved. Discharge of condition 3 (site sections showing the depth of the lagoon, drainage pipes and the lagoons relationship with the surrounding topography) and 4 (Ground Water Risk Assessment) for planning decision DM/2022/01696 approved. Please check:<https://planningonline.monmouthshire.gov.uk/online-applications/?lang=EN>



AGENT'S NOTES

Minimum term 12 months. Affordability criteria: Annual rent x 2.5

FLOOD RISK

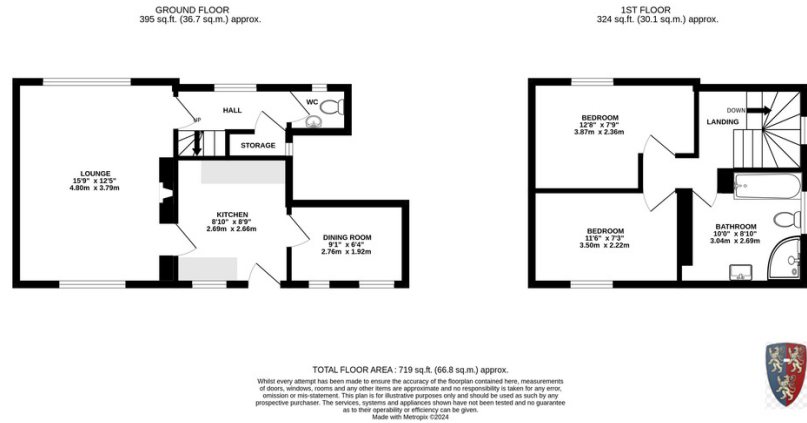
Very low risk of flooding from rivers, small watercourses and surface water. Please check: <https://flood-risk-maps.naturalresources.wales/>

DIRECTIONS

<https://what3words.com/woodstove.knee.inventors> At the Hardwick roundabout, take the A4042 towards Llanellen follow road for approximately 0.5 miles and 2 Hardwick Cottages will be found on the right-hand side.

DIGITAL MARKETS COMPETITION AND CONSUMERS ACT 2024 (DMCC ACT)

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.





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21 Nevill Street, Abergavenny NP7 5AA | Tel: 01873 859237 | rentals@parrys.com

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