



FOXGLOVE COTTAGE

LLANELLEN COURT FARM | LLANELLEN | ABERGAVENNY | MONMOUTHSHIRE | NP7 9HT

Foxglove Cottage

A well-presented two-bedroom end terrace bungalow with enclosed rear garden

- Light and airy open plan living room and kitchen
- Two bedrooms
- Modern shower room

Rent (pcm): **£875.00**

Deposit: **£1,312.00**

EPC: **E**

Council Tax: **Band C**



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STEP INSIDE

The bungalow is approached through a gated entrance with a step up to the front door which opens into the hall. The bungalow has an open plan layout providing light and airy living accommodation. Steps rise to the living room and kitchen which has been fitted with a range of modern base and wall units, integrated electric oven and hob with stainless steel extractor unit over, a fully glazed door leads to the enclosed rear garden. From the hall are two bedrooms one with built in store cupboard and modern shower room with walk-in shower, w.c. and hand basin.

STEP OUTSIDE

The bungalow has the benefit of a good sized enclosed rear garden which has been mainly laid to lawn and patio area where you can sit back, relax and enjoy the surroundings.

LOCATION

The property is in a conveniently located on the outskirts of the village of Llanellen. The village of Llanellen lies approximately three miles to the south of the border of the historic town of Abergavenny with the Monmouthshire and Brecon Canal passing through the village with links to the A40 and A449 and the M4/M5 and M50 motorway networks. A main line railway station can be found in Abergavenny as can a wide range of amenities including shops, doctors, dentists, first class restaurants and public houses, bus station, places of worship, cinema, leisure centre and theatre as well as the remains of a Norman castle.

PARKING

Off-road parking available for two domestic vehicles. The parking is on a communal basis, and the parking of motorhomes, campervans, caravans, and trailers is not permitted without prior consent from the landlord.





SERVICES

We understand that the property is connected to mains water and electricity, LPG gas, and private drainage (shared sewage treatment plant) drainage is inclusive of rent. All remaining utilities are charged by the landlords to the contract holder(s) on a quarterly basis. Electricity is charged at 36 per kwh, standing charge is £14.88 a quarter. Gas is charged at 48.97 p/l. Water is charged at £10.00 per month. Please note utility prices are subject to change.

Broadband
FTTC & copper broadband available with maximum download speeds of 76Mbps & upload speeds of 15Mbps, subject to providers terms and conditions. Please make your own enquiries via <https://www.openreach.com/fibre-broadband>

Mobile Telephone
EE & Three have good outdoor, variable in home coverage. O2 & Vodafone have good outdoor coverage with limited to no indoor coverage. Please make your own enquiries via: <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/2276-3053-0203-8625-0200>

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

PLANNING CONSENTS

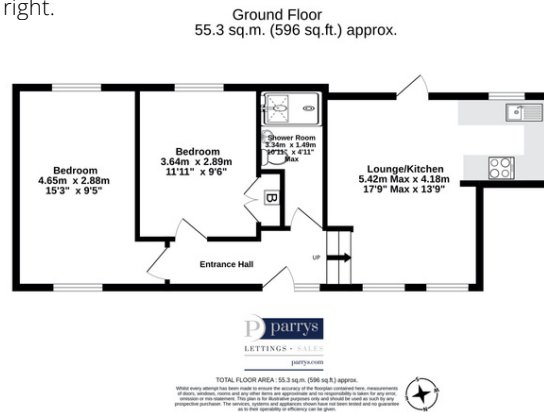
An application has been accepted for the change of use of redundant agricultural building adjacent to the property to a close care dwelling. The full details can be found on Monmouthshire County Council Planning Applications using references: DC/2015/00983 and DM/2021/01644.

TENURE AND TITLE

Freehold. The registered title of the property number is CYM348890: a copy is available from Parrys Rentals

DIRECTIONS

<https://what3words.com/origins.equipping.facelift> From the Hardwick roundabout take the A4042 towards Newport. Follow the road for approximately 1.2 until you reach Llanellen bridge. Cross the bridge and take the third right sign posted "Llanellen Court Farm". Follow the road around the bend and take the first right, then turn left immediately. The property will be located on your right.



FLOOD RISK

This property is at a very low risk of flooding from rivers, Surface water and small water courses. Please make your own enquiries via: <https://flood-risk-maps.naturalresources.wales/>

AGENT'S NOTES

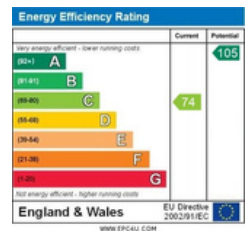
Minimum term 12 months. Affordability criteria; annual rent x 2.5. Parrys Rentals are aware that there is ongoing construction work to a building adjacent to the property. Relating to the planning application DC/2015/00983.

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.

GENERAL INFORMATION ABOUT RENTAL PARTICULARS

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.





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