



YR HEN FASNACHDY,

LLANOVER | ABERGAVENNY | MONMOUTHSHIRE | NP7 9EY

An attractive, spacious, detached house situated in the heart of Llanover village a short walk from Llanover Day Nursery, the Social Club and Memorial field.

Minimum term 12 months.

- Three bedrooms
- Three reception rooms
- Enclosed garden & double garage

Rent £1750.00 pcm

Deposit £2020.00

EPC rating D

Council tax band H

STEP INSIDE

Yr Hen Fasnachdy is a well-presented whitewashed detached house and in brief the property comprises to the ground floor, entrance hall leading to the living room with feature wood burning stove, and a further two receptions rooms. From the living room is a hall with doors leading to the kitchen fitted with a range of base and wall units with space for a cooker and utility room with doors to the cloakroom and storeroom housing the gas boiler. Stairs rise to the first floor, principal bedroom with en-suite shower room, two double bedrooms one with a built-in cupboard and family bathroom. Agent's note: Loft space excluded.





STEP OUTSIDE

The property has a private driveway with off-road parking, a double garage and good-sized enclosed garden with mature shrubs, hedges and trees.

PARKING

Off-street parking and double garage available for domestic vehicles only. The parking of motorhomes, caravans, trailers and horse boxes is prohibited.

LOCATION

Located in the heart of the village of Llanover, with easy access 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, library, schools and local general hospital. A main line railway station can be found in Abergavenny. The area is renowned for its excellent restaurants/pubs and for the annual Abergavenny Food Festival which is held each September.

SERVICES

We understand that the property is connected to mains water, drainage, electric and gas.

Broadband

Fibre to the cabinet and copper broadband with up to maximum 76 mbps download 15 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

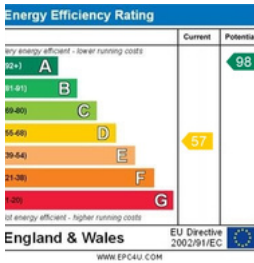
EE, Three, 02 outdoor voice/data, Vodafone outdoor variable. Please make your own enquiries via: [https:// checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

ENERGY PERFORMANCE RATING D

To view the full EPC please visit: <https://find-energy-certificate.service.gov.uk/energy-certificate/2428-7035-6298-5466-9904>

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.



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.

TENURE AND TITLE

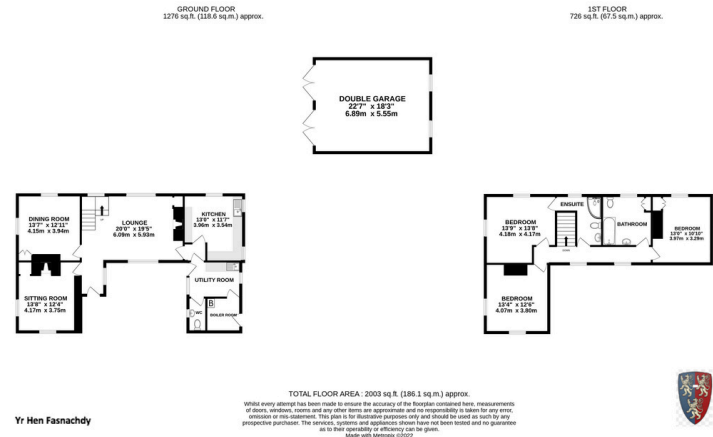
Freehold. Yr-Hen Faschnady forms part of the registered title number CYM529519, a copy is available from Parrys Rentals.

FLOOD RISK

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

DIRECTIONS

<https://what3words.com/cheer.pounces.hack> From Abergavenny, proceed to the Hardwick roundabout, take the exit for the A4042, upon entering the village of Llanover, go past Llanover Business Centre – take the turning on the righthand side signposted, Tre-Elyidr and Llanover Day Nursery, Yr Hen Fasnachdy can be found on the right hand side.





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