



FLAT 2, LLANELLEN COURT FARM

LLANELLEN | ABERGAVENNY | MONMOUTHSHIRE | NP7 9HT

Flat 2 Llanellen Court Farm

Situated in the village of Llanellen a well-presented two-bedroom maisonette.

- Living room with French doors to the garden
- Bathroom with bath and separate shower cubicle
- Enclosed front garden and rear courtyard

Rent (pcm): **£995.00**

Deposit: **£1,492.00**

EPC: **D**

Council Tax: **Band C**



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STEP INSIDE

The maisonette has been decorated in a neutral tone throughout providing light airy living accommodation and in brief comprises, entrance porch, hall with door to living room with French doors to the front garden and understairs cupboard. From the living room steps rise to the open plan kitchen/dining room, the kitchen has been fitted with a range of base and wall units, integrated electric oven, hob with extractor unit over and space for under counter appliance. From the kitchen is the utility/cloakroom. Stairs rise to the first-floor landing, two bedrooms and bathroom with bath and separate shower cubicle.

STEP OUTSIDE

To the front is the enclosed garden with gated entrance, flagstone path to the front porch and patio area. To the rear is an enclosed courtyard with gated entrance.

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 0.3673 per kwh, standing charge is £14.88 a quarter. Gas is charged at 0.4897 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.gov.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/0320-2257-2510-2925-7461>

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

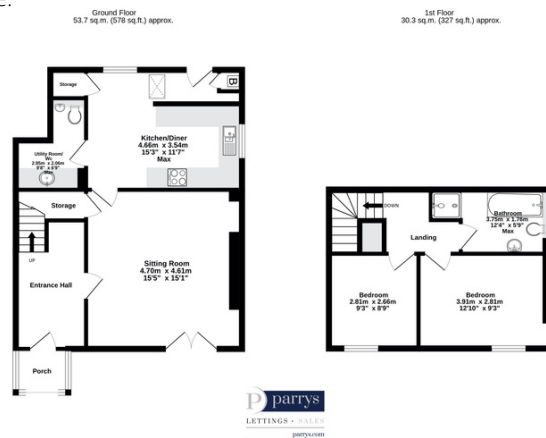
An application has been accepted for the change of use of redundant agricultural building adjacent to the property to a close care dwelling. The full details can be found on Monmouthshire County Council Planning Applications using references: DC/2015/00983 and DM/2021/01644

TENURE AND TITLE

Freehold. The property forms part of the title register CYM348890 a copy is available from Parrys Rentals

DIRECTIONS

<https://w3w.co/vague.bless.earlobes> From the Hardwick roundabout take the A4042 towards Newport. Follow the road for approximately 1.2 miles 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 turn right, then bear left and the property will be located on the right-hand side.



TOTAL FLOOR AREA: 84.1 sq.m (905 sq.ft.) approx.



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

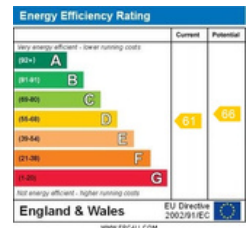
Minimum term 12 months. Affordability criteria; annual rent x 2.5. Parrys Rentals are aware that there is ongoing construction work to a building adjacent to the property. Relating to the planning application DC/2015/00983.

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

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