FOXGLOVE COTTAGE

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



parrys

WELCOME TO

FOXGLOVE COTTAGE

A well-presented two-bedroom end-terrace bungalow on the outskirts of Llanellen, offering light and airy open-plan living, an enclosed rear garden and access to communal off-road parking.





Rent (pcm): £925 **Deposit: £1,387** **EPC: E** **Council Tax Band: C**

- Open plan living/kitchen
- Two bedrooms
- Off-street parking
- Enclosed rear garden

THE PROPERTY

A gated entrance opens to the communal courtyard, step up to the front door which leads into the hallway. From the hallway, steps rise to the light and airy open-plan living room and kitchen, creating a welcoming space to cook, dine and relax. The kitchen is fitted with modern base and wall units, an integrated electric oven and hob, and a stainless-steel extractor hood. A fully glazed door opens onto the enclosed rear garden. The hallway also leads to two bedrooms, one with a built-in storage cupboard, and a modern shower room with a walk-in shower, WC and hand basin.

OUTSIDE

The good-sized, enclosed rear garden is laid mainly to lawn, with a patio providing space to sit back, unwind and enjoy the surroundings.





LOCATION

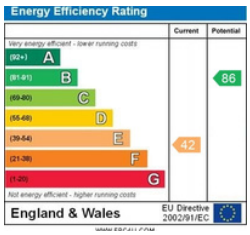
Situated on the outskirts of Llanellen, the bungalow enjoys a village setting approximately three miles south of Abergavenny. The Monmouthshire and Brecon Canal runs through the village, while road links provide access to the A40, A449 and the M4, M5 and M50 motorway networks. Nearby Abergavenny offers a mainline railway station and a wide range of amenities, including shops, restaurants, pubs, doctors and dentists. The town also has a bus station, cinema, leisure centre, theatre, places of worship and the remains of a Norman castle.

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INFORMATION



Watch the video tour here

EPC Rating: E To view the full EPC please visit https://www.gov.uk/find-energy-certificate
Tenure: Freehold.

Local County Council: Monmouthshire County Council.

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

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 27.73 per kwh, standing charge is £14.88 a quarter. Gas is charged at 59.45 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: 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

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.

Planning Consents: Re-ubmission of planning application for conversion of redundant agricultural buildings into care home for elderly (use class C2). (Previously approved DC/2008/01305). The full details can be found on Monmouthshire County Council Planning Applications using references: DC/2015/00983 and DM/2021/01644.

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.

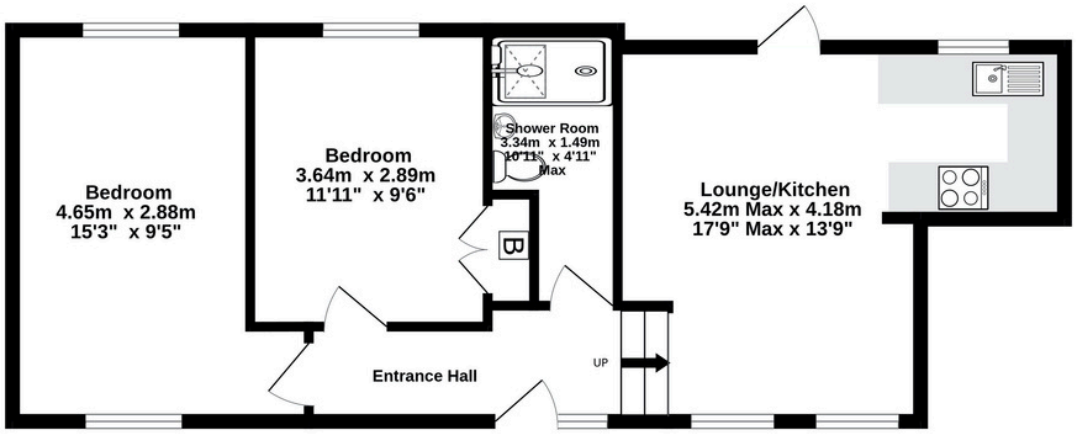
Directions: From the Hardwick roundabout take the A4042 towards Newport. Follow the road for approximately 1.2 until you reach Llanellen bridge. Cross the bridge and take the third right sign posted “Llanellen Court Farm”. Follow the road around the bend and take the first right, then turn left immediately. The property will be located on your right.
What 3 Words: /https://what3words.com/origins.equipping.facelift

Agent’s Notes: 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. Please note that the property is currently occupied. The photographs used in the marketing were taken prior to the commencement of the current tenancy and may not reflect the property’s present condition or contents.

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.

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

Ground Floor
55.3 sq.m. (596 sq.ft.) approx.



TOTAL FLOOR AREA : 55.3 sq.m. (596 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Ahead of the curve

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