



BWTHYN YR ARDD LLANOVER NP7 9EF

£1250 PCM

DESCRIPTION

In a quiet and peaceful position, this charming conversion is ideal for those looking to get away from it all. The accommodation comprises an entrance hall, a living room with a wood-burning stove opening into the kitchen, two bedrooms and a shower room. Outside, the property benefits from parking and an open rear garden, mainly laid to lawn, backing onto a brook. There is also a useful wooden shed. The landlord would prefer applications from non-smokers without pets



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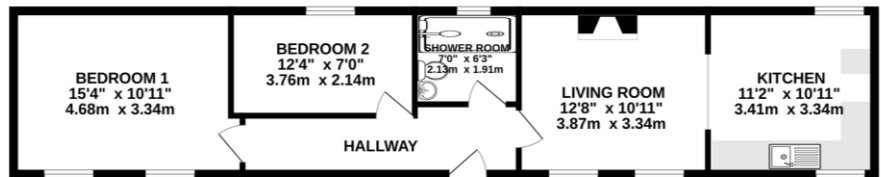
- Two Bedroom Bungalow
- Modern Finish
- Kitchen & Living Room
- Shower Room
- Parking
- Small Rear Garden
- Quiet Position
- Oil Central Heating
- Private Drainage
- Council Tax band 'D'
- Un-Furnished
- Available Now
- Deposit required £1700

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GROUND FLOOR
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 626 sq.ft. (58.2 sq.m.) 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.
Made with MergoX 03/2025

PLEASE NOTE: ALL CONTRACT HOLDERS ARE REQUIRED TO COMPLETE AN APPLICATION FORM PROVIDING REFERENCES. WE WILL ALSO REQUIRE INFORMATION TO CARRY OUT A CREDIT CHECK WHICH IS PROVIDED BY A THIRD PARTY.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		100
(81-81)	B		
(65-65)	C		
(49-49)	D		60
(33-33)	E		
(17-17)	F		
(1-1)	G		
Not energy efficient - higher running costs			

England, Scotland & Wales