

13 MIDWAY LANE

LLANTILIO PERTHOLEY | ABERGAVENNY | MONMOUTHSHIRE | NP7 6NE



P) parrys

WELCOME TO 13 MIDWAY LANE

Situated in the popular residential area of Llantilio Pertholey, approximately one mile from Abergavenny town centre, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, a newly fitted kitchen, driveway parking, a single garage and front and rear garden.



Rent (pcm): £1150

Deposit: £1725

EPC: C

Council Tax Band: D

- Three-bedroom semi-detached home with garage
- Newly fitted kitchen
- Bathroom and shower room
- Front and rear garden

THE PROPERTY

This spacious and well-presented family home offers practical, versatile accommodation throughout. The entrance hall includes a useful storage cupboard and provides access to the main living spaces. To the rear, the light and airy living room enjoys patio doors opening directly onto the patio creating an easy connection between the indoor and outdoor space. Please note that the wood-burning stove will be removed before new occupiers move in. Also accessed from the hall is the dining room, which overlooks the front garden, together with the newly fitted kitchen, appointed with a range of modern base and wall units, an integrated oven and hob, and an extractor unit above. From the kitchen, there is access to the downstairs shower room and utility room. Stairs rise from the hall to the first-floor landing, where there are three bedrooms. The principal bedroom benefits from fitted wardrobes, and the family bathroom includes a vanity sink, bath and overhead shower.



OUTSIDE

The property is set behind a red brick wall, with a flagstone path leading to the front door and a driveway providing access to the single garage. The front garden includes lawned areas bordered by mature hedging, creating an attractive approach to the home. To the rear, the sunny garden features a generous patio area, ideal for relaxing or alfresco dining. Steps lead down to the main garden, which is predominantly laid to lawn and enclosed by mature hedge borders, with the additional benefit of a wooden storage shed.



INFORMATION

EPC Rating: C. To view the full EPC please visit www.gov.uk

Tenure: Freehold.

Local County Council: Monmouthshire County Council.

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

Services: We understand that the property is connected to mains water (metered), gas and electricity.

Broadband: Full fibre broadband available subject to providers terms and conditions with up to 1600 Mbps download speed and up to 115 upload speed, subject to providers terms and conditions. Please make your own enquiries via Openreach.

Mobile: EE, good outdoor, O2 & Vodafone good outdoor, variable in home, Three good outdoor and in home. Please make your own enquiries via Ofcom.

Title: The registered title of the property number is WA365892 a copy is available from Parrys Rentals.

Agent's Notes: Please note that the wood-burning stove will be removed prior to occupation. The kitchen and utility room are also subject to finishing works, which will be completed before the commencement of the tenancy. Minimum term, available from 12 months. Affordability criteria; annual rent x 2.5. 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.

Parking: Driveway parking and single garage.

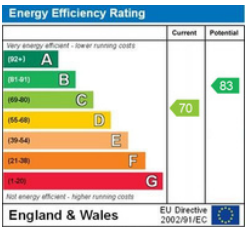
Planning Consents: Rear extension to existing residential home, 14 Midway Lane, Mardy, Monmouthshire NP7 6NE. Ref. No: DM/2025/00839. Received Mon 30 June 2025, validated: Mon 30 June 2025. Status: Decided. Please make your own enquiries via Monmouthshire Council.

Flood Risk: Very low risk of a flooding from rivers, surface water and small watercourses. Please make your own enquiries via Natural Resources Wales.

Directions: From Abergavenny, head north on the B4521 Hereford Road for approximately 1 mile until reaching the turning left for Midway Lane which is just before Claire Price Beauty Clinic, which is on the right-hand side. Continue along Midway Lane where the property can be found on the left-hand side.

What 3 Words: ///hands.epidemics.grabs

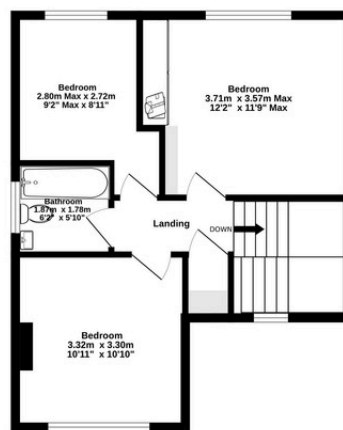
Location: Midway Lane is situated within the ever-popular residential area of Llantilio Pertholey on the northern fringe of Abergavenny approximately 1 mile from the town centre. Mardy has a convenience store, a beautician and a Church of Wales primary school can be found in Llantilio Pertholey. A range of amenities can be found in Abergavenny including primary and secondary schools, independent shops alongside high street stores, several supermarkets, doctors', dentists' and a general hospital. Leisure facilities include a cinema, theatre, library, numerous public houses and restaurants both within the town and the surrounding villages. The area is well known for being the 'Gateway to Wales' and is on the doorstep of the breathtaking Brecon Beacons with the Monmouthshire & Brecon Canal a short distance away for beautiful walks. Abergavenny offers a bus station, mainline railway and excellent transport links via the A465, A40, A449 and onto the M4/M5 and M50 motorway networks.



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.
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Ground Floor
67.8 sq.m. (729 sq.ft.) approx.

1st Floor
45.1 sq.m. (486 sq.ft.) approx.



TOTAL FLOOR AREA: 112.9 sq.m. (1215 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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