

FLAT 1

58A BRECON ROAD | ABERGAVENNY | MONMOUTHSHIRE | NP7 7RB



P parrys

WELCOME TO
FLAT 1, 58A BRECON ROAD

A newly refurbished and well-presented one bedroom first floor flat on the outskirts of Abergavenny town centre.



Rent (pcm): £725

Deposit: £1,087

EPC: E

Council Tax Band: TBC

- Open plan living accommodation
- One bedroom
- Ensuite shower room
- Designated parking space

THE PROPERTY

The flat is accessed via an external metal staircase to the entrance door. Step into the hall with store cupboard and open plan living accommodation. To the left is the kitchen fitted with a range of base and wall units, integrated electric oven, hob with extractor over and space for an undercounter appliance. From the living area a door leads to the bedroom with ensuite shower room.



OUTSIDE

Designated parking space for one domestic vehicle.



INFORMATION

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

Tenure: TBC.

Local County Council: Monmouthshire County Council.

Council Tax Band: TBC - At the time of advertising the dwelling has not been officially banded by the Valuation Office. Contract holders will be liable for the Provisional Banding charged by the Local Authority. Upon completion of the valuation assessment, the Contract Holder shall be responsible for paying the Council Tax charged for the applicable band, including any increase, decrease, adjustment or backdated amount for the period of the occupation.

Services: We understand that the property is connected to mains water, drainage and electric. The flat has electric storage heaters.

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

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

Title: Leasehold. The registered title of the property number is CYM819261 a copy is available from Parys Rentals

Agent's Notes: Minimum term, available from 12 months. Affordability criteria; annual rent x 2.5. Parys 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: Designated parking area for one domestic vehicle.

Planning Consents: The demolition of the existing petrol station with shop and the construction of a new petrol station and shop with associated parking, status pending consideration. Full details can be found on the Monmouthshire County Council Planning Applicants using reference: DM/2024/00932

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

Directions: From Abergavenny town centre take the A40 heading towards Brecon, at the petrol station turn left and follow road towards Baileys DIY and the flat will be found on the right-hand side.

What 3 Words: //took.carriage.booms

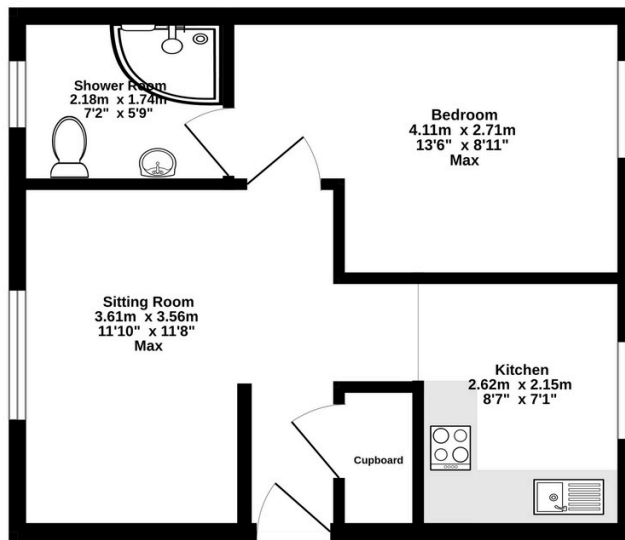
Location: The historic market town of Abergavenny offers a range of amenities including shops, primary and secondary schools, banks, doctors, dentists, a library and a general hospital. Abergavenny has a leisure centre with swimming pool, a cinema, theatre and the area is well known for its many high-quality restaurants. The town has a mainline railway station and good road links for commuting; the property is situated within easy reach of the commercial centres of south Wales via the Heads of the Valleys Road and the A40/A449 linking to the M4, M5 and M50 motorways for Cardiff, Bristol and the Midlands.



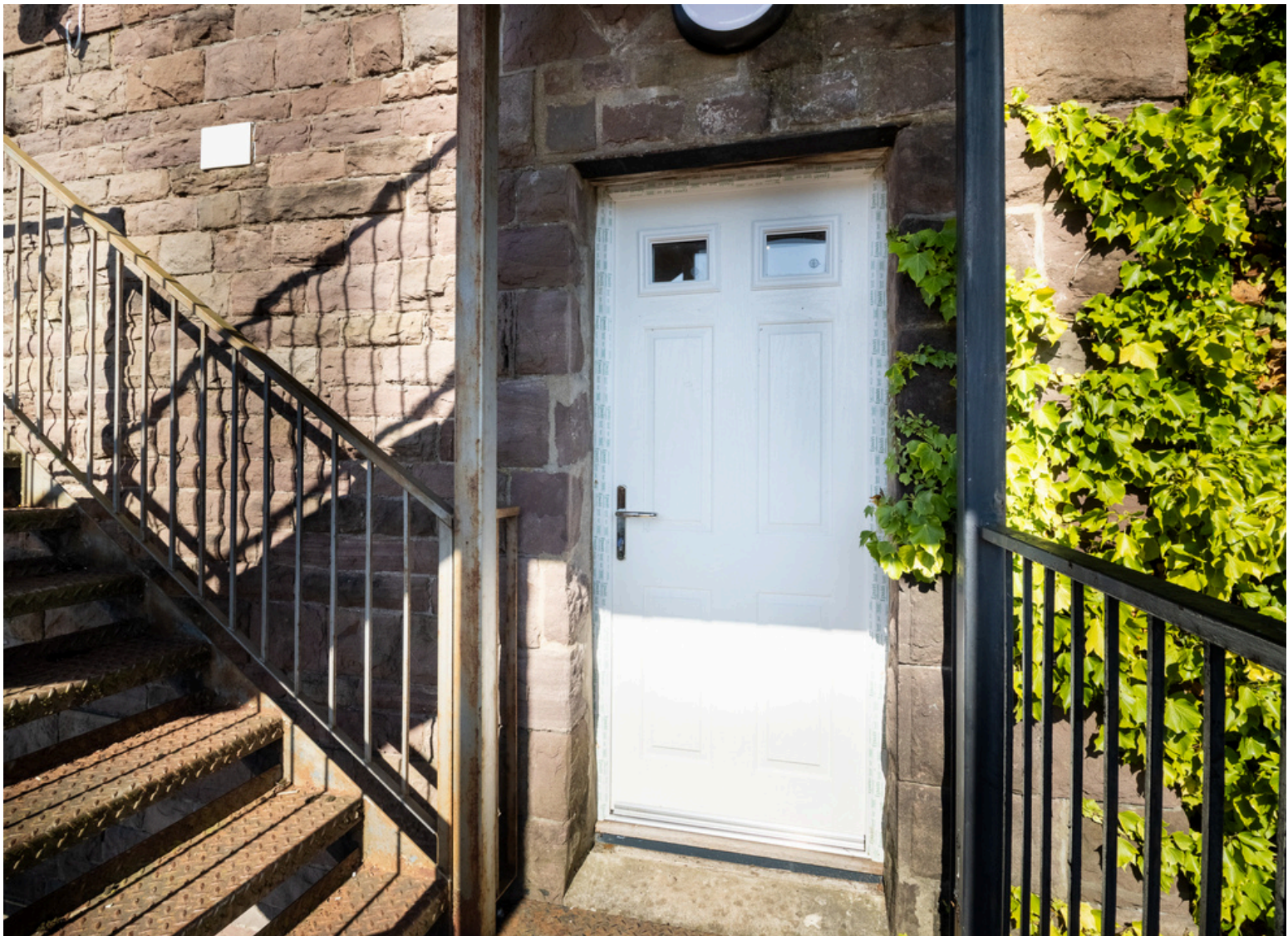
Energy Efficiency Rating		Current	Potential
Very Energy Efficient (best)	A		
Efficient	B		
Decent	C		
Below Average	D		
Average	E	E2	E2
Below Average	F		
Very Energy Inefficient (worst)	G		

England & Wales EU Directive 2002/91/EC

33.3 sq.m. (359 sq.ft.) approx.



TOTAL FLOOR AREA: 33.3 sq.m. (359 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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