



# 27 BOWCOTT AVENUE

LLANTILIO PERTHOLEY | ABERGAVENNY | MONMOUTHSHIRE | NP7 6PQ

 parrys

# 27 BOWCOTT AVENUE

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A well-presented, spacious five-bedroom detached family home situated on the fringe of Abergavenny in the village of Llantilio Pertholey.

Rent (pcm)  
£1,650.0

Deposit  
£2,475.00

EPC Rating  
B

Council Tax  
Band F



# KEY FEATURES

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- Attractive modern detached family home
- spacious living accommodation
- Five bedrooms, principal bedroom with ensuite



# GROUND FLOOR

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With contemporary style fixtures and fittings, the spacious family home offers; entrance hall with store cupboard and cloakroom. At the rear of the home is the light, airy open plan kitchen/dining room with French doors opening onto the patio and garden. The kitchen has been fitted with a range of base and wall units complimented with granite worktops and integrated appliances. From the hall a door leads to the sitting room tastefully furnished with wood panelling creating a welcoming space to unwind.





# FIRST FLOOR

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Stairs rise from the entrance hall to the spacious first floor landing where five bedrooms, airing cupboard and the family bathroom are located. The principal bedroom has an en-suite shower room and is situated at the front of the property.



# OUTDOORS

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The property is approached via a driveway with parking for two cars which leads to the integral garage and front lawn. The enclosed rear garden been thoughtfully landscaped to provide a lawned area and patio perfect for alfresco dining, or a quiet place to sit back, relax and enjoy the surroundings.











# LOCAL AREA

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Located within the Brecon Beacons National Park and less than 3 miles from the historic market town of Abergavenny which offers a range of amenities including independent and chain shops, banks, doctors, dentists, library, schools, and local general hospital. The town has a leisure centre with swimming pool, a theatre, and a cinema. Abergavenny hosts an annual Food Festival, and the surrounding area is now well known for its many high-quality restaurants. The house is situated within easy reach of a main line railway station on the outskirts of Abergavenny and road links (A40/A449 and A4042) to the M4, M5 and M50 motorways for Newport, Cardiff, Bristol and the Midlands and the A465 for Merthyr, Brecon, and Hereford.

**Directions:** From Abergavenny follow the Hereford Road towards the A465. After approximately 1.2 miles, turn left on to Rhodfa Maindiff. Continue on Rhodfa Maindiff on to Maindiff Drive and take the fifth right onto Bowcott Avenue. The property will be found on your left.

**What3words:** ///pacifist.seasons.vital

**Parking:** Driveway parking for 2 vehicles and an integrated garage fall within the registered Title Plan of the property.





# INFORMATION

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**Minimum Term:** 12 months

**Affordability criteria:** 2.5x the annual rent

**Local Authority:** Monmouthshire County Council

**Tenure:** Freehold. The registered title of the property number is CYM867513 a copy is available from Parrys Rentals

**Services:** Mains water (metered), mains electric, mains gas

**Broadband:** Full fibre broadband available through Fibrenest subject to provider's terms and conditions

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

**Planning Consents:** Parrys Rentals are not aware of any planning applications affecting this property.

**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 Natural Resources Wales.

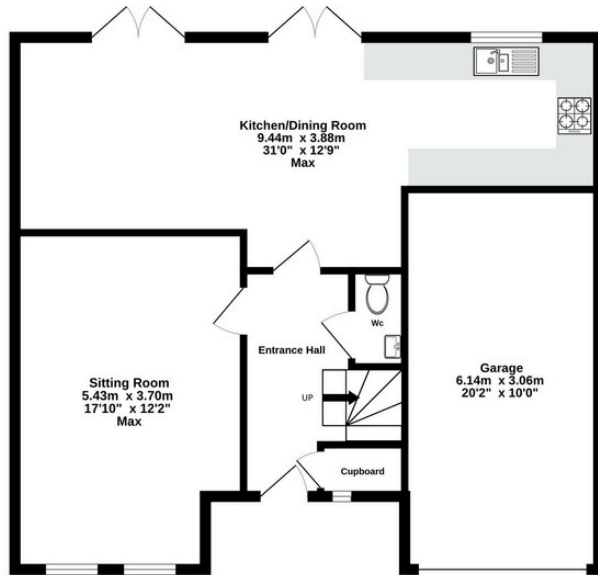
**Title:** The property is registered under Title number XXXXXXX - a copy of which is available from Parrys Rentals.

**Digital Markets Competition and Consumers Act 2024**

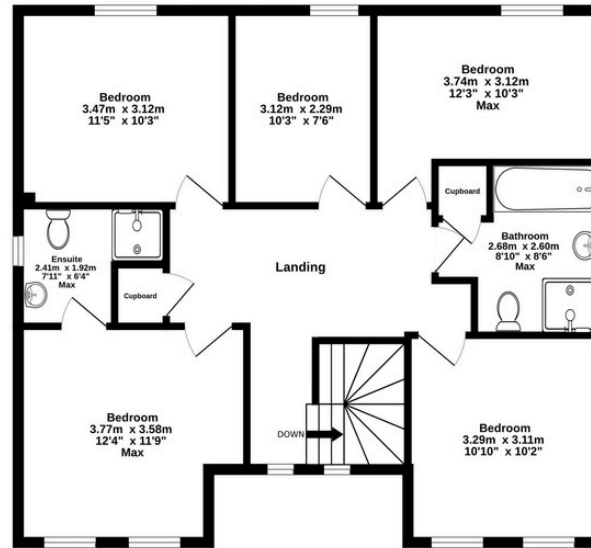
**(DMCC Act):** The DMCC Act 2024, which came into force in April 2025, is designed to ensure that consumers are treated fairly and have all the information required to make an informed decision, whether that be a property or any other consumer goods. Parrys Rentals are committed to providing material 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.



Ground Floor  
77.4 sq.m. (833 sq.ft.) approx.



1st Floor  
77.0 sq.m. (829 sq.ft.) approx.

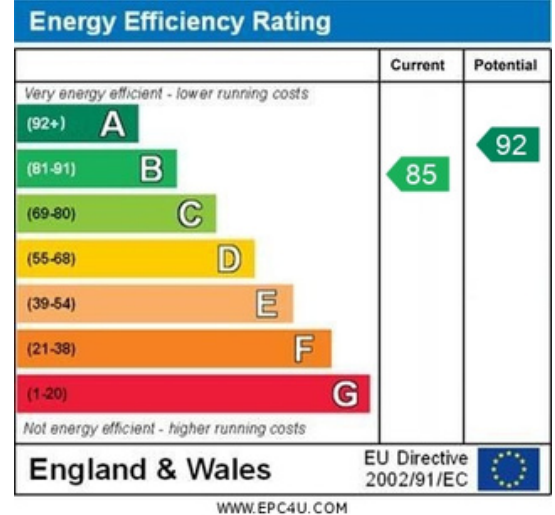


TOTAL FLOOR AREA : 154.4 sq.m. (1662 sq.ft.) approx.

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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of the house







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