

2 THE WORKSHOP

TROSTREY COURT | TROSTREY | USK | MONMOUTHSHIRE | NP15 1HT



P parrys

WELCOME TO 2 THE WORKSHOP

Situated in the small Hamlet of Trostrey, Usk, a well-presented one-bedroom, mid-terrace barn conversion.



Rent (pcm): £800

Deposit: £1,200

EPC: C

Council Tax Band: Included

- Rural location with views of the open countryside
- Open plan living/dining/kitchen
- Bedroom with ensuite shower room

THE PROPERTY

This well-presented, light and airy mid terrace barn conversion is one of four properties. Enter through the sliding patio doors into the open plan living/dining/kitchen. The modern kitchen has been fitted with a range of base and wall units, integrated electric cooker, hob with extractor unit over, free standing fridge and freezer. To the right-hand side of the kitchen is a door to the utility room and cloakroom. Stairs rise from the living area to the spacious open plan double bedroom with ensuite shower room and storage cupboard.



OUTSIDE

The property is approached via a shared path which leads to the patio door, where there is space for a small bistro set where you can sit back and enjoy the views of the open countryside.



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: C - included within the rent. 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 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). Electricity is charged at 79p/ per day standing charge + 25.77p per unit. Gas is charged at 28p per day standing charge + 70p a litre. Water is charged at £20.00 per month. Utility prices are subject to change.

Broadband: Standard broadband available subject to providers terms and conditions, highest download speed 80 Mbps. Networks in the area County Connect. Please make your own enquiries via Country Connect.

Mobile: O2, Three & Vodafone – Good outdoor. EE – Variable outdoor. Please make your own enquiries via Ofcom.

Title: The registered title of the property number is WA661751 - 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: Communal parking area in front of the Workshop for domestic vehicles only.

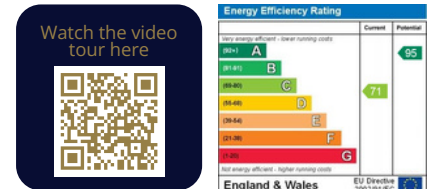
Planning Consents: A planning application has been submitted for the installation of a solar array and associated infrastructure on the land adjacent to the property. Full details can be found on the Monmouthshire County Council Planning Applicants using reference: DM/2026/00103

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

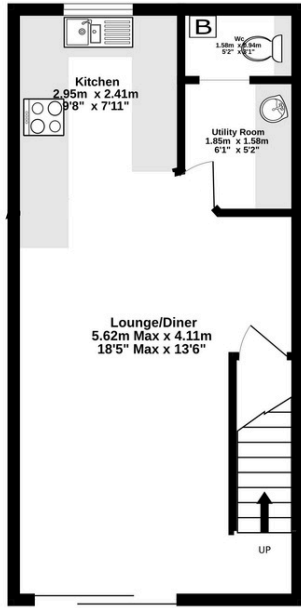
Directions: From Abergavenny to the Hardwick roundabout, take exit to B4598, take right hand turning signposted Bettws Newydd, follow road and property will be found on the right-hand side. Approx 10.4 miles from Abergavenny town centre.

What 3 Words: ///movements.point.parks

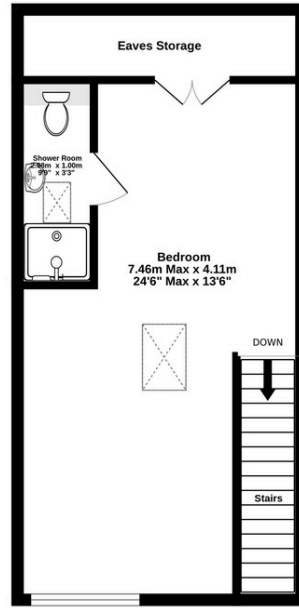
Location: Trostrey is a small hamlet and parish in Monmouthshire, situated approximately six miles from the village of Raglan where you will find a range of amenities which include: post office, hairdressers, butchers, public houses, petrol station, fish and chip shop, pharmacy, general store, school, doctor's surgery and Golf Club. The larger historic market town of Abergavenny approximately eleven miles from the property and offers a range of amenities including shops, primary and secondary schools, banks, doctors, dentists, library, theatre, cinema and local general hospital. Abergavenny is well known for the annual Food Festival which takes place in September and has good road links for commuting via the A40/A449 to the M4, M5 and M50 motorways for Cardiff, Bristol and Birmingham and the A465 for Merthyr, Brecon and Hereford. Abergavenny also has a mainline railway station and a bus station.



Ground Floor
35.2 sq.m. (379 sq.ft.) approx.



1st Floor
35.2 sq.m. (379 sq.ft.) approx.



TOTAL FLOOR AREA : 70.5 sq.m. (759 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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