

# 58B BRECON ROAD

ABERGAVENNY | MONMOUTHSHIRE | NP7 7RB



P) parrys

# WELCOME TO 58B BRECON ROAD

This welcoming and well-presented ground floor flat comprises open plan kitchen/diner/living room, two bedrooms and a shower room. The property has been refurbished and has the benefit of an enclosed garden.



**Rent (pcm): £925**

**Deposit: £1,387**

**EPC: E**

**Council Tax Band: TBC**

- Newly refurbished ground floor flat
- Two bedrooms
- Open plan kitchen/diner/living room
- Enclosed garden
- Communal parking

## **THE PROPERTY**

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Entrance to the flat is via an entrance hall with a storage cupboard. From the hall a door leads into the light, airy open plan kitchen/diner/living room. The kitchen has been fitted with a range of modern base and wall units, integrated oven and hob with extractor unit over and space for an appliance. The living/dining area provides a welcoming space for seating and a table. There are two bedrooms and a modern bathroom with enclosed shower, pedestal wash hand basin and WC.



## OUTSIDE

The property has the benefit of an enclosed garden which has been mainly laid to lawn, with views of the Brecon Mountain, a perfect place to relax, unwind or enjoy alfresco dining.



## INFORMATION

**EPC Rating:** E. To view the full EPC please visit [www.gov.uk](http://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.

**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.

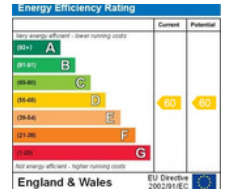
**Planning Consents:** The demolition of the existing petrol station with shop and the construction of a new petrol station and shop with associated parking, status pending consideration. Full details can be found on the Monmouthshire County Council Planning Applicants using reference: DM/2024/00932

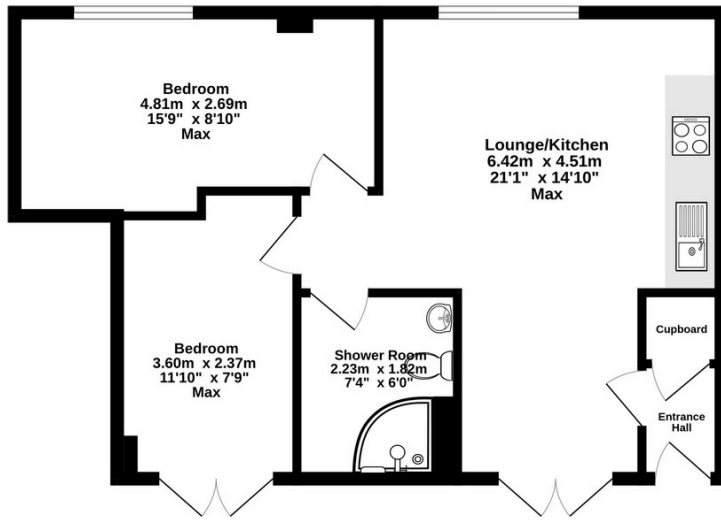
**Flood Risk:** Very low risk of flooding from rivers, small watercourses and surface water. Please make your own enquiries via Natural Resources Wales.

**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:** ///feels.trailers.pranced

**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.





TOTAL FLOOR AREA: 42.8 sq.m. (461 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.  
 Made with MetreX 03/20



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