

TRUSTEES OF COLDBROOK AND LLANOVER ESTATES



Particulars for:

REF: LR.B4

LLANOVER, ABERGAVENNY, MONMOUTHSHIRE

£1,700 per calendar month

- 4 bedroom detached property
- 2 bathrooms (1 en-suite)
- 3 Receptions
- Rural Location
- Outbuilding
- Garden
- Live/work opportunity

Beiliglas Bach is a detached, white-painted house situated between Llanellen and Llanover, near Abergavenny. It commands far reaching views towards the Black Mountains and Brecon Beacons and the area generally is well known for its scenic beauty.

The Coldbrook and Llanover Estate lies in the beautiful Usk Valley near the market town of Abergavenny. The village is located with easy access to the Brecon Beacons National Park and the Black Mountains including well known peaks such as Pen y fan, Sugar Loaf and Table Mountain with their Bridleways, footpaths and cycle routes. There are plenty of walking opportunities on the Estate either besides the Monmouthshire & Brecon Canal or on the Usk Valley Walk or on any of the signposted national footpaths which cross the Estate.

There are excellent road and rail networks making it an ideal location for commuters to Bristol or Cardiff.

Abergavenny offers a range of supermarkets, individual shops and a local market.

There are a variety of restaurants & cafes as well as a local cinema and a theatre.

Schools: Llanover Day Nursery is based in the centre of the village. There are primary schools in nearby Abergavenny, Goytre and Llanfoist. Secondary schools can be found in Abergavenny, Crickhowell and Pontypool. Monmouth and Hereford offer a full range of private education options.

Accommodation comprises:

Ground Floor

Entrance Hall 11'8" x 5'9" (3.6m x 1.80m)

Part glazed external door

Staircase to First Floor

Doors off to Downstairs WC & Dining Room

Downstairs WC

Step up into room

White suite

Dining Room 12'0" x 11'7" (3.68m x 3.58m)

Single aspect (to front)

Wall lights

carpet

Doors off to Kitchen & Living Room

Living Room 22'2" x 12'2" (6.79m x 3.73m)

Inglenook fireplace with woodburner

Single aspect (to side)

Carpet

Door off to:

Study 10'1" x 9'0" (3.09m x 2.76) max

Double aspect (to side & rear)

carpet

Kitchen/Diner 22'6" x 9'4" (6.91m x 2.88m) max

Approached through Dining Room

Double aspect (to front & rear)

Beige ceramic tiled floor

Cream shaker style wall & base units

Utility Room 8'9" x 6'0" (2.73m x 2.0m)

Beige ceramic tiled floor

Single aspect (to rear)

External door

First Floor

Galleried landing

Single aspect (to rear)

carpet

Bedroom 1 10'1" x 9'0" (3.09m x 2.76) max

Double aspect (to side & rear)

carpet

Bedroom 2 - Master

13'9" x 12'6" (4.24m x 3.84m)

Single aspect (to side)

Built-in storage

Carpet

En-suite 9'4" x 5'4" (2.87m x 1.66m)

Shower Room

White suite

1000mm x 800mm shower enclosure

Single aspect

Beige vinyl floor

Bedroom 3 12'6" x 8'8" (3.85m x 2.69m)

Single aspect (to front)

Carpet

Bedroom 4 11'7" x 10'9" (3.59m x 3.32m)

Single aspect (to front)

carpet

Bathroom 10'3" x 8'9" (3.15m x 2.74m)

Double aspect

White suite

Bath with shower attachment

Exterior

The property is approached through a wooden 5-bar gate.
 Garden of lawn and flower beds to front and rear.
 Carport for 2/3 vehicles.

Outbuildings:

Ground Floor: 18'8" x 16'0" (5.73m x 4.90m)
 First Floor: 16'0" x 15'7" (4.90m x 4.80m)
 Power

Rent: £ 1,700 pcm

Rent is paid by standing order on the first day of each month

Services:

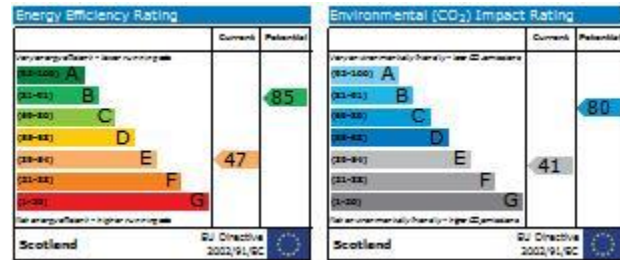
Oil central heating
 Mains water supply
 Mains electricity
 Septic Tank

Council Tax:

Band G

Term:

12 months Assured Shorthold Tenancy

Energy Performance Certificate:**Viewing:**

Strictly by appointment through:
 Parys Letting Agents Tel: 01873 859237