



TRUSTEES OF LLANOVER AND COLDBROOK ESTATE



Particulars for:

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LLANOVER, ABERGAVENNY, MONMOUTHSHIRE

- 3 bedroom detached property overlooking the village green
- Kitchen/diner
- Utility Room
- Good size garden
- Outbuildings
- Off-road parking

A traditional 3 bedroom detached property situated in Llanover village, overlooking the village green, approached along a private driveway for this and the neighbouring property. The property is in an ideal location with a nearby Business Centre, café and village hall.

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.

Accommodation comprises:

Entrance Hall

Oak Staircase to first floor.
Understairs storage cupboard
Door off to Living Room
Quarry tiled floor:

Living Room (4.03m x 3.75m) carpet

Dining area (2.90m x 2.67m) parquet flooring
Triple aspect
Gas fire

Kitchen/Diner (5.07m x 2.25m)

Cream shaker style wall and base units
double aspect
quarry tiled floor
storage cupboard

Utility Room (3.0m x 2.68m)

Cream shaker style wall and base units
single aspect
External door
Roof storage
quarry tiled floor

Door off to:
Downstairs WC

First Floor

Bedroom 1 (3.45 x 3.43m max.)

Double aspect
Oak beams

Bedroom 2 (3.43m x 3.43m max.)

Double aspect
Oak beams

Bedroom 3 (3.43m (narrowing to 2.51m) x 2.92 max.)

single aspect
airing cupboard and boiler

Bathroom

Single aspect
White suite – shower over bath

Exterior

The garden is mainly laid to lawn and mature trees and shrubs.
There are 3 small outbuildings, one of which is attached to the property.
There is off-road parking.

Rent: £ 860 pcm

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

Term:

12 months AST

SERVICES:

Gas central heating
Mains electricity
Mains Water
Mains Sewerage

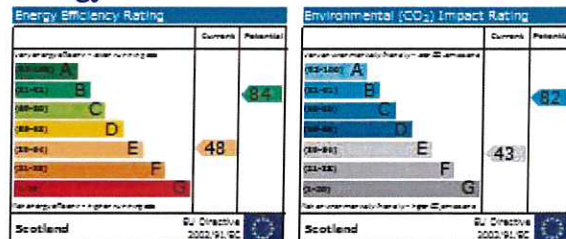
Council Tax:

Band G – currently £2,644.21 for 2019/20

Viewing:

Strictly by appointment through:
Llanover Estate Office.

Energy Performance Certificate:



Importance Notice

These particulars are intended for guidance only. Their accuracy is not guaranteed. They are prepared and issued in good faith and intended to give a fair description but do not constitute part of an offer or contract.