



TO LET

2 Bryn-y-Nant Cottage, Nantyerry Road, Nantyerry, Abergavenny NP7 9DP

An attractive unfurnished semi-detached two bedroom cottage with garden set in a private location benefitting from direct access to Nantyerry Road.

- Refurbished two bed semi-detached cottage • Direct access from Nantyerry Road •
- Two reception rooms • Rayburn • Private location • Available Now • Unfurnished •
- Approximately 0.17 Acres (0.07 Hectares) • Rent £680 pcm •



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2 Bryn-y-Nant Cottage

Nantyduerry Road, Nantyduerry, Abergavenny NP7 9DP

A fully refurbished semi-detached unfurnished two bedroom Cottage with garden in a private location set back from the Nantyduerry Road. Available now.

Penperlleni - 1 mile

Raglan - 4.5 miles

Abergavenny - 5.2 miles

Monmouth - 10 miles

- Fully Refurbished
- Two Bedrooms
- Two reception rooms
- Garden
- Unfurnished

Location & Situation

2 Bryn-y-Nant Cottage is well located, set back on the north side of the Nantyduerry Road; less than half a mile walk from the Foxhunter Inn, enjoying an excellent location within the heart of the Monmouthshire Countryside. The property is accessed from a private track leading from the Nantyduerry Road directly to the property.

Description

2 Bryn-y-Nant Cottage is a recently refurbished semi-detached unfurnished two bedroom cottage set out over two floors described as follows:

Ground Floor

Porch (2.47m x 1.38m); Kitchen - equipped with solid fuel Rayburn, ceramic hobs, electric oven (2.95m x 2.69m); Pantry (1.88m x 0.94m); Cloakroom & WC - with plumbing for washing machine (2.62m x 1.58m); Reception Room 1 - working open fire, mains wired Fischerfuture electric heater, under stairs cupboard, stairs to first floor (4.58m x 3.66m); Reception Room 2 - Feature fireplace (no longer in use) mains wired Fischerfuture electric heater (4.58m x 2.50m).

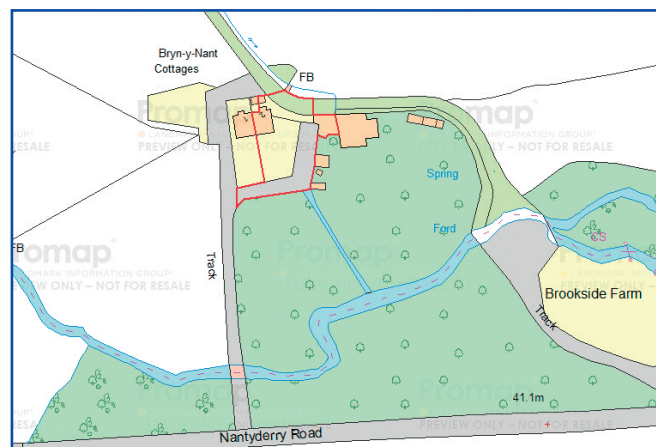
First Floor

Bedroom 1 (4.75m x 2.70m); Bedroom 2 (4.58m x 2.50m); Bathroom - featuring bath, wash basin & W.C (4.75m x 2.70m).



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Letting Plan



Outside

The property benefits from the use of a storage shed attached to the property, a coal shed located directly to the rear an additional storage shed located to the east of the property, a modest formal garden and parking for two vehicles.

Services

Mains Electricity and Water connected. Heating by way of solid fuel rayburn in kitchen, open fire in reception room 1 and 2 x mains wired Fischerfuture electric heaters. Septic Tank Drainage (Tenant's responsibility).

Tenancy Application

The property is let by private treaty. Applications are invited for the 12 month tenancy of the property which is available now. Start date to be agreed with the successful applicant.

Tenancy Agreement

The successful applicant will be required to sign a formal Assured Shorthold Tenancy Agreement. The principal terms of the Agreement are set out below:

• Term

Term starting on a date to be agreed for a period of 12 months.

• Rent

Rent of £680.00 per calendar month payable in advance with the first payment and deposit due on signing the Tenancy Agreement.

Viewings

Viewings by appointment with the Agents.

Directions

Traveling south on the B4598 take the right hand turn onto Pengham Lane. Continue for approximately 0.6 miles until you reach the Chain Bridge Motors cross roads. Turn right onto Nantyduerry road. Drive for approximately 0.2 miles. The property is set back from the road up a short section of track on the right

Important Notice

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