

1 TRILEY COTTAGES

ABERGAVENNY | MONMOUTHSHIRE | NP7 8DE



P) parrys

WELCOME TO 1 TRILEY COTTAGES

A well-presented mid-terrace two-bedroom cottage in the semi-rural location of Triley, approximately 2.7 miles north of Abergavenny.



Rent (pcm): £925

Deposit: £1,425

EPC: D

Council Tax Band: D

- Semi-rural location approximately 2.7 miles north of Abergavenny
- Two-bedroom mid-terrace cottage
- Courtyard space arranged over different levels
- Allocated parking space
- Oil-fired central heating

THE PROPERTY

The part-glazed front door opens into a traditional-style fitted kitchen with white panel-fronted units, wood-effect work surfaces and tiled splashbacks, together with an integrated electric oven, hob and extractor over. The lounge features wood-effect flooring and a door providing access to the rear courtyard. Stairs rise from the kitchen to the first-floor landing, where there are two bedrooms, both with wood-effect flooring, and a bathroom fitted with a bath with shower over, WC and pedestal wash hand basin.

OUTSIDE

To the front of the property, there is a small courtyard area. A door from the living room provides access to an outside flagstone courtyard. The outside space is arranged over different levels, with timber steps providing access between the courtyard, terrace and parking area. Prospective



LOCATION

The property is situated in a semi-rural location in Triley, approximately 2.7 miles north of the historic market town of Abergavenny. Abergavenny offers a range of facilities, including independent shops, alongside high street retail stores, supermarkets, schools, leisure facilities, cafés, restaurants, doctors surgeries, dentists and a minor injury unit at Nevill Hall. The town also has a railway station providing services to Newport, Cardiff, Hereford and Manchester, with road links available via the A465, A40 and A449. The surrounding area provides access to countryside routes, including those towards the Skirrid, Sugar Loaf and the wider Bannau Brycheiniog National Park.



INFORMATION

EPC Rating: D. To view the full EPC please visit www.gov.uk

Tenure: Freehold.

Local County Council: Monmouthshire County Council.

Council Tax Band: D. Please note that the Council Tax banding was correct as at date property listed. All buyers should make their own enquiries.

Services: We understand that the property is connected to mains water, drainage, electricity and has an oil-fired central heating system.

Broadband: Fibre to the cabinet broadband available up to 76 Mbps download speed, up to 15 Mbps upload speed subject to providers terms and conditions. Please make your own enquiries via Openreach.

Mobile: EE, Three, Vodafone good outdoor. O2 variable outdoor. Please make your own enquiries via Ofcom.

Title: The house is registered under Title Number CYM31411 – a copy of which is available from Parrys Rentals.

Agent's Notes: Parrys 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: Allocated parking space for 2 vehicles falls within the registered title plan of the property, please note the parking of motorhomes, campervans, caravans, and trailers is not permitted..

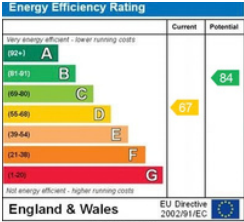
Planning Consents: The agent is not aware of any planning applications which may affect the property.

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

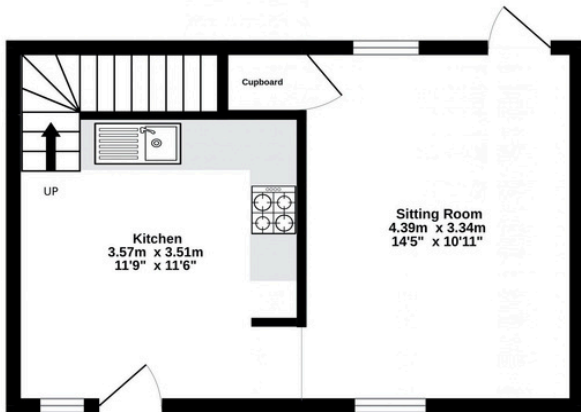
Directions: From Abergavenny town centre, turn left at the traffic lights by Morrisons, onto Hereford Road/B4521, follow road for approximately 2.4 miles, take the turning on the left and the cottage will be found on the left-hand side.

What 3 Words: ///emails.flocking.panicking

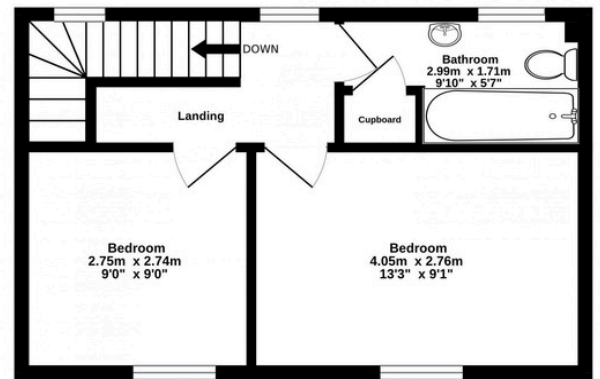
Digital Markets Competition and Consumers Act 2024 (DMCC ACT): The DMCC Act 2024, which came into force in April 2025, is designed to ensure that consumers are treated fairly and have all the information required to make an informed decision, whether that be a property or any other consumer goods. Parrys 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.



Ground Floor
30.0 sq.m. (323 sq.ft.) approx.



1st Floor
29.7 sq.m. (320 sq.ft.) approx.



TOTAL FLOOR AREA : 59.7 sq.m. (642 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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