



25 DERWEN DEG CLOSE

Abergavenny, Monmouthshire NP7 9RJ

- * Substantial family home located at the edge of a popular development in an established residential area
- * Within walking distance of the Monmouthshire/ Brecon canal and cycle path
- * Corner plot with generous wrap around garden
- * Requiring updating and modernisation
- * Elevated position with countryside views

Guide Price £415,000



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Overview

A generous sized family home with wrap around garden offering the opportunity for the new owner to create a beautiful home and garden to their taste. Located in a desirable village location located within the Bannau Brycheiniog (Brecon Beacons) National Park and enjoying views towards open countryside.

Step Inside

Enter via a light and airy entrance hall with doors leading to a generous sitting room, dining room, kitchen, utility room and W.C. The spacious sitting room is flooded with light with window to the front and sliding doors which open to the rear garden. The fitted kitchen is open plan leading through to the dining area which enjoys views to the rear aspect. A separate utility room with side door and W.C. completes the ground floor accommodation. To the first floor are five bedrooms, bathroom and separate shower room. The principal bedroom is located to the front of the property and enjoys far reaching views to the surrounding countryside and mountains of Brecon Beacons / Bannau Brycheiniog and the Sugar Loaf. There are three further double bedrooms all benefiting from built in storage and pleasant views over the rear garden. The fifth bedroom is single which may have potential as an office space. Family bathroom and shower room along with a large storage cupboard.

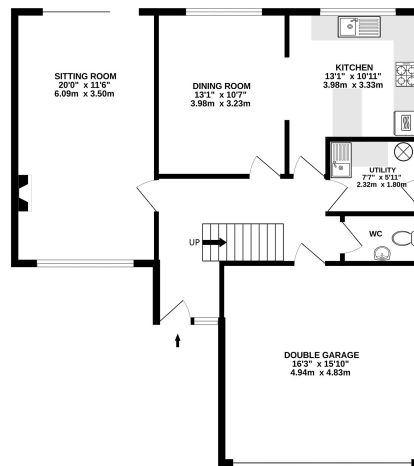
Step Outside

Approached via a substantial driveway with parking for several vehicles leading to the double integral garage. One of the key features of this house is its impressive wrap-around garden planted with established shrubs, sitting areas and countryside views. In addition to this the garden offers a stone built outbuilding and wooden shed.

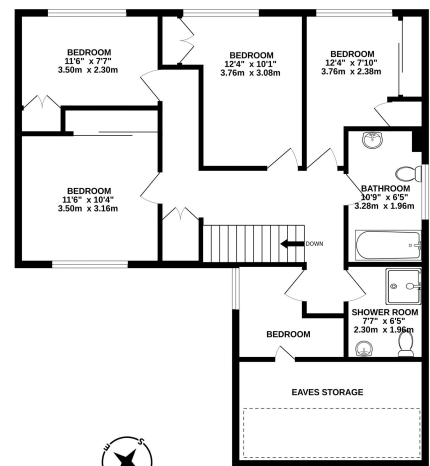
Location

The village of Govilon is approximately 3 miles from Abergavenny which has an excellent range of local amenities. This includes schools, doctors and dental surgeries, an extensive choice of independent shops, high street retailers and several supermarkets. Abergavenny is known as the Gateway to Wales and holds numerous annual events including the acclaimed Food Festival. Outdoor pursuits include hill walking, cycling, fishing and riding. Whilst the nearby Brecon Beacons / Bannau Brycheiniog are widely renowned for its beautiful landscapes and stunning scenery. The pretty town of Crickhowell is around 5 miles to the west, offering a variety of shops, public houses and restaurants. There are excellent road and rail links with the A40/A449 and A4042, linking to the M4/M5 and M50 motorway networks within a mile of the property. Abergavenny has a main line railway station.

GROUND FLOOR
937 sq.ft. (87.1 sq.m.) approx.



1ST FLOOR
901 sq.ft. (83.7 sq.m.) approx.



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TOTAL FLOOR AREA: 1838 sq. ft. (170.8 sq.m.) 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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Estate Agents are obliged, under the Consumer Protection Regulations, to provide any prospective buyers with any material information relating to properties that are being marketed. Parrys are committed to providing as much information as possible to enable buyers to make an informed decision regarding both viewing and offering on a property.

Tenure
Freehold.

Energy Performance Rating
D.

Services
We are advised that the property is connected to mains electricity, gas, water and drainage. We are advised that the gas fired central heating has been disconnected.

Broadband: Standard, superfast and ultrafast broadband available subject to providers terms and conditions.
Please make your own enquiries via: <https://www.openreach.com/fibre-broadband>

Mobile: EE, O2 and Vodaphone (indoors) and EE, Three, O2 and Vodaphone (outdoors).
Please make your own enquiries via: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.

Local Authority
Monmouthshire County Council.

Council Tax
Band - F.
Please note that the Council Tax banding was

correct as at the date property was listed. All buyers should make their own enquiries.

Covenants
Parrys are not aware of any onerous covenants contained within title WA426085.

Fixtures and Fittings
Unless specifically described in these particulars, all fixtures and fittings are excluded from the sale though may be available by separate negotiation.

Directions
From Abergavenny at the roundabout opposite Waitrose, take the first exit and continue over the roundabout towards Llanfoist. Continue on the B4246 for approximately 1.2 miles. Upon entering the village of Govilon, take the second left into Station Road. Pass the entrance to Pen Y Bont, cross the canal, and take the next left into Derwen Deg. The property is the first on the right-hand side.

Energy Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		80
Needs improvement	D	57	
Low energy efficiency - higher running costs	E		
Very low energy efficiency - higher running costs	F		
Very poor energy efficiency - higher running costs	G		

England & Wales EU Directive 2002/91/EC

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