



8 DERWEN DEG CLOSE

GOVILON | ABERGAVENNY | MONMOUTHSHIRE | NP7 9RJ

8 Derwen Deg Close

A well presented four bedroom detached house believed to be built circa 1982. Located on a popular estate in a desirable village location situated within the Bannau Brycheiniog (Brecon Beacons) National Park. With four bedrooms and two living rooms the property offers an abundance of space and is situated in a corner plot with a good sized garden.

- Four bedroom detached house situated on a corner plot
- Two reception rooms with one currently being used as a study/fourth bedroom
- Separate workshop and storage area
- Driveway providing ample parking
- Within walking distance of the Monmouthshire/Brecon canal and cycle path

STEP INSIDE

You enter the property into a spacious hallway which has an open staircase leading to the first floor. Doors leading off to a sitting room, downstairs WC, kitchen/dining room and third reception room which is currently being used as a study/fourth bedroom. The bright kitchen/dining room has sliding doors leading out to the patio area and a door through to the conservatory which overlooks the rear garden. On the first floor you will find the principal bedroom with an ensuite, two more double bedrooms and a family bathroom which has a bath with shower over.





STEP OUTSIDE

As the property is situated on a corner plot it has a larger garden which is a mixture of lawn and patio. There is driveway parking to the front and side of the property and access to the rear workshop and store room.

LOCATION

The village of Govilon is approximately 3 miles from Abergavenny which has an excellent range of local amenities including primary and secondary 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 are widely renowned for their 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.

DIRECTIONS

From Abergavenny at the roundabout opposite Waitrose, take the first exit and cross over the next roundabout. Continue through Llanfoist on the B4246 for approximately 1.2 miles. Upon entering Govilon, take the second left onto Station Road. Pass the entrance to Pen Y Bont, cross the canal and take the next left into Derwen Deg. The property will be found after 200 yards on the corner on your left hand side.

AGENTS NOTES - CONSUMER PROTECTION REGULATIONS

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 with regard to both viewing and offering on a property.

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.

ASKING PRICE

Offers in Excess of £400,000

TENURE

Freehold.

ENERGY PERFORMANCE RATING

D

SERVICES

We understand that there is mains electricity, gas, water and drainage.

Broadband:

Standard, superfast & ultrafast full fibre broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach

Mobile:

02 voice likely indoors. EE, Three, 02 and Vodaphone likely outdoors. Please make your own enquiries via Ofcom.

LOCAL AUTHORITY

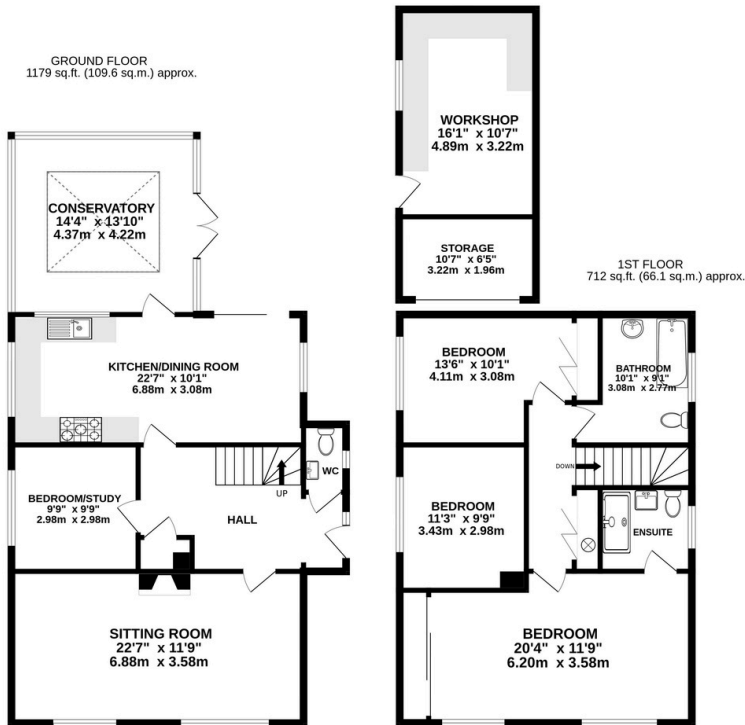
Monmouthshire County Council.

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.

TITLE

The house is registered under Title Number CYM174745 - a copy of which is available from Parrys.



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TOTAL FLOOR AREA: 1891 sq.ft. (175.7 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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Energy Efficiency Rating		
View energy efficient - lower running costs	Current	Potential
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	64
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.FPC411.COM		



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