



15 DERWEN DEG CLOSE

GOVILON | ABERGAVENNY | MONMOUTHSHIRE | NP7 9RJ

15 Derwen Deg Close

A generous sized family home with wrap around garden which has been well looked after by the current owner but may benefit from some modernisation. Located in the desirable village location of Govilon within the Bannau Brycheiniog National Park and enjoying views of the surrounding countryside.

- Substantial family home located within the Bannau Brycheiniog National Park
- Five bedrooms, one of which is currently being used as a study
- Two reception rooms, garden room and a kitchen with separate utility.
- Large wrap around garden with a mixture of lawned and paved areas
- Double garage and driveway parking

STEP INSIDE

You enter into a hallway with doors off to all the principal rooms and stairs leading to the first floor. The accommodation briefly comprises; a spacious sitting room with dual aspect sliding doors to the front and rear gardens and a feature fireplace, dining room with sliding door to the rear garden, kitchen with door to the side porch, utility room complete with shower and a separate downstairs cloakroom. To the first floor are five bedrooms, one of which is currently being used as a study, and a family bathroom with three piece suite.





STEP OUTSIDE

Approached via a large driveway with parking for several vehicles leading to the double garage. With a large wrap around garden split into lawned and paved areas there is a raise patio area accessed by steps to take in the views of the surrounding Brecon Beacons.

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 can be found towards the end of the development of your left hand side.

ASKING PRICE

Guide Price £425,000

TENURE

Freehold.

ENERGY PERFORMANCE RATING

E

SERVICES

We understand that there is oil fired central heating, mains electricity, water and drainage connected to the property.

Broadband:

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

Mobile:

EE, Three, 02 and Vodaphone likely outdoors but limited indoors. 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

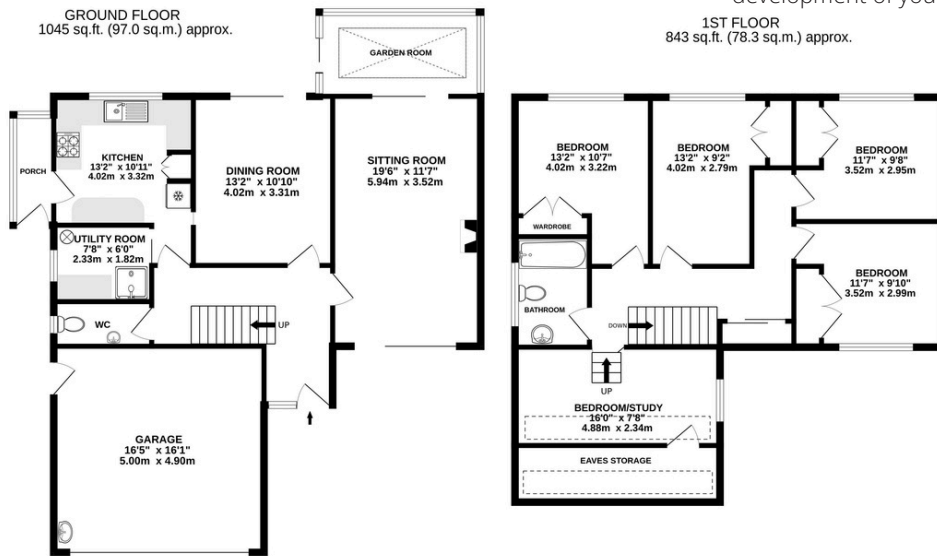
The house is currently unregistered but will be registered upon successful completion of a sale.

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.

AGENTS NOTES - CONSUMER PROTECTION REGULATIONS

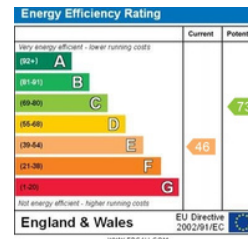
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TOTAL FLOOR AREA : 1887 sq.ft. (175.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, toilets 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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