



22 DERWEN FAWR

CRICKHOWELL | POWYS | NP8 1DQ

A three storey detached family home in an elevated position in the picturesque town of Crickhowell with far reaching views of the Usk Valley and towards the Brecon Beacons.

- Sitting room with mezzanine floor
- Kitchen with central island
- Two reception rooms
- Four bedrooms
- Three bathrooms



STEP INSIDE

Enter the second-floor entrance hall with store cupboard, cloakroom and integral storage room. A staircase leads to the principal open plan sitting/dining room which is flooded with natural light from the velux windows and glazed doors which open onto the balcony, with the benefit of a wood burning stove and the far-reaching views of the surrounding countryside this adds to the overall ambience of the room. Stairs from the sitting room lead to the storage room and mezzanine floor with under eaves storage and built-in bookcase. From the sitting room, the contemporary designed kitchen has been fitted with a range of base and wall units, complimented with integrated appliances, central island and French doors with Juliette balcony.



STEP INSIDE continued

From the hallway, stairs lead down to the three bedrooms, two of the bedrooms have built-in wardrobes and one has an en-suite shower room, and family bathroom with bath, overhead shower, vanity sink unit and w.c. The utility room with appliances can be found at the end of the hallway and provides rear access to the garden. A second reception room/study/playroom and additional storeroom complete the first floor. Stairs from the second reception room lead to the ground floor principal bedroom with glazed sliding doors to the patio and garden, and en-suite bathroom with bath, shower cubicle and w.c.

STEP OUTSIDE

The front of the house has a gravel driveway, steps lead down to the wood storage area and gated entrance to the garden. Through the gate a path leads to the patio area where you can sit back and enjoy the far-reaching views, or Alfresco dining. The main garden has been landscaped with mature shrub/flower borders, a central lawned area and mature hedge border, stone steps lead to the lower-level nature garden with useful storage shed.

LOCATION

Crickhowell is a picturesque town located on the banks of the River Usk on the Southern edge of the Black Mountains. The award-winning high street has a range of independent shops, cafes, and restaurants. Crickhowell and the surrounding area offer a range of recreational and outdoor activities and there are a number of events held throughout the year including a walking, writing and music festival. The larger market town of Abergavenny is approximately six miles away offering a range of amenities and supermarkets including Waitrose, Morrisons and Tesco. Crickhowell lies on the A40 which in turn links to the A465/ A449 and linking to the M4/M5 and M50 motorway networks with the cities of Bristol and Cardiff being less than one hour's drive. A main line railway station can be found in Abergavenny.

SERVICES

We understand that the property is connected to mains water, drainage, gas and electric. The property benefits from underfloor heating except for the mezzanine floor and is serviced by gas.

Broadband

Standard, superfast & Ultrafast broadband available subject to providers subject to terms and conditions. Please make your own enquiries via: [https:// www. openreach.com/fibre-broadband](https://www.openreach.com/fibre-broadband). Networks in the area Voneus and Openreach. You may be able to obtain broadband service through Fixed Wireless access providers: EE & Three. Please check with providers.

Mobile Telephone

EE, Three, indoor voice/data –Limited 02 & Vodaphone (indoor voice/data –Likely. EE, Three , 02 & Vodaphone outdoor voice/date – Likely. Please make your own enquiries via: [https:// checker. ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

ENERGY PERFORMANCE RATING D

To view the full EPC please visit:
<https://find-energy-certificate.service.gov.uk/energy-certificate/0114-9024-1102-0305-0002>

LOCAL AUTHORITY

Powys County Council

COUNCIL TAX

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

RENT AND DEPOSIT

Rent £2100.00 pcm . Deposit £3150.00

TENURE

Freehold.

TITLE

The registered title of the property, number WA303804, a copy of which is available from Parrys Rentals

FLOOD RISK

Very low risk of flooding from rivers, surface water and small watercourses.
Please check: <https://flood-risk-maps.naturalresources.wales/>

AGENTS NOTES - CONSUMER PROTECTION REGULATIONS

Estate Agents are obliged, under the Consumer Protection Regulations, to provide prospective tenants with any material information relating to properties that are being marketed. National Trading Standards Estate and Lettings Agency Team (NTSELAT) provide guidance for Estate Agents including information that should be made available. Parrys Rentals are committed to providing as much information as possible to enable prospective tenants to make an informed decision prior to viewing and making an application on a property.

Scan to view video of the house



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TOTAL FLOOR AREA : 254.7 sq.m. (2742 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan concerned herein, measurements of areas, volumes, masses and any other facts 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 fixtures, fittings and appliances shown hereon do not constitute any guarantee as to their availability or efficiency (as the case may be).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
95+	A	
81-94	B	
69-80	C	
55-68	D	48
49-54	E	
31-48	F	
1-30	G	
All energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		



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