



15 DERWEN DEG CLOSE

GOVILON | ABERGAVENNY | MONMOUTHSHIRE | NP7 9RJ



# 15 Derwen Deg Close

A generous sized family home situated within a corner plot offering front, side and rear gardens and enjoying views of the surrounding countryside. Located on a popular estate in the desirable village location of Govilon situated within the Bannau Brycheiniog (Brecon Beacons) National Park. The property has been well looked after by the current owner but may now benefit from some internal modernisation.

- Substantial family home located within the Bannau Brycheiniog (Brecon Beacons) 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

Enter into a hallway with doors off to all the downstairs 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. A kitchen with door to the side porch, useful utility room complete with shower and a separate downstairs cloakroom. To the first floor are five bedrooms, four of which have built in wardrobes and one of which is currently being used as a study. The accommodation is completed by a family bathroom.

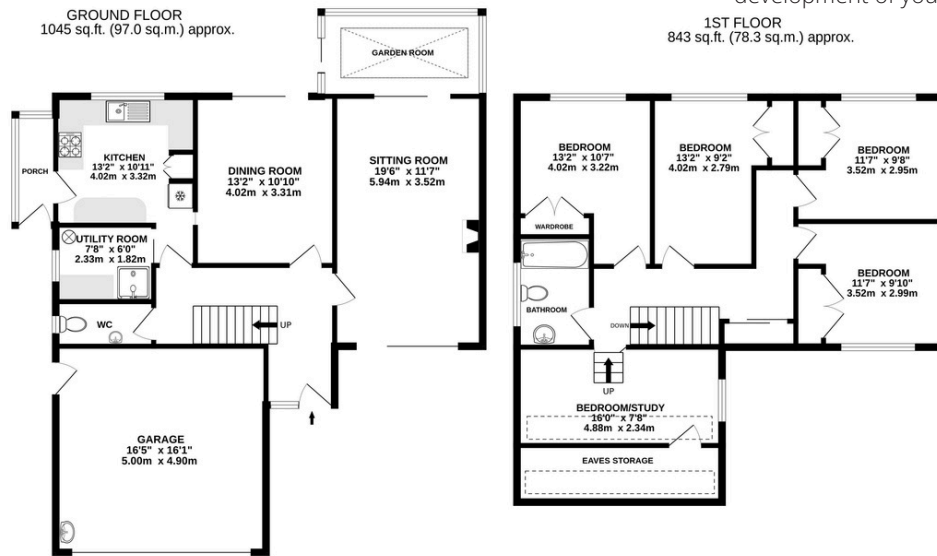






## STEP OUTSIDE

Approached via a large driveway with parking for several vehicles leading to the double garage. The property being situated within a corner plot offers front, side and rear gardens which wrap around three sides of the property. Split into a mixture of lawned and paved areas with matured trees and shrubs, a raised patio area at the rear of the property offers a place to take in the surrounding countryside views.



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15 DERWEN DEG CLOSE, GOVILON, NP7 9RJ  
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, 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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## 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 Vodafone 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.

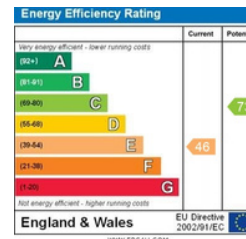
## FIXTURES AND FITTINGS

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

## 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.

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