



22 DERWEN DEG CLOSE

GOVILON | ABERGAVENNY | MONMOUTHSHIRE | NP7 9RJ

P parrys
Ahead of the curve

WELCOME TO 22 DERWEN DEG CLOSE

A spacious family home offering a generous rear garden 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.

KEY FEATURES

- Substantial, detached family home
- Four bedrooms, principal with built in wardrobe and en suite
- Large garden with a mixture of lawned and paved areas
- Double garage and driveway parking
- Located within the Bannau Brycheiniog (Brecon Beacons) National Park
- Solar panels which provide a supplementary source of electricity, the excess tariff is sold back to the grid



GROUND FLOOR

Enter into a spacious hallway with doors off to all the downstairs principal rooms and open staircase leading to the first floor. The sitting room is generous in size, featuring a large window overlooking the front garden and sliding doors opening out to the rear, while a gas fireplace creates an attractive focal point. The kitchen and dining room sit adjacent to one another, connected by an open archway that enhances the sense of flow between the spaces. The dining room offers ample room for a family table and benefits from sliding doors leading directly to the patio. A useful utility room with side access, along with a separate WC, completes the ground floor accommodation.

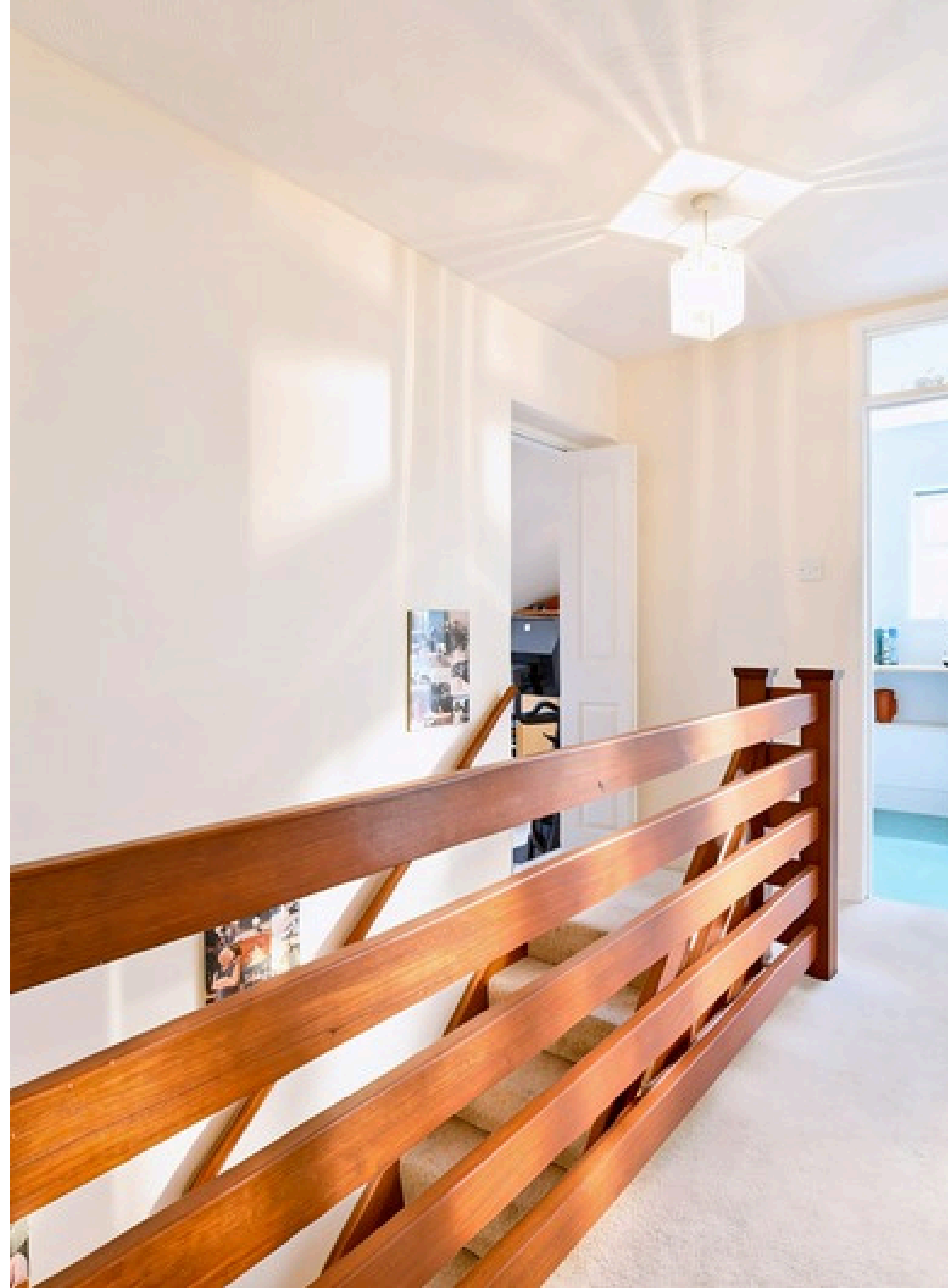






FIRST FLOOR

Stairs rise to the first floor landing where there is access to four bedrooms. The principal bedroom benefits from built in wardrobes and an en suite shower room. The bedroom to the front is set into the eaves and includes useful eaves storage, while the remaining bedrooms offer comfortable and versatile accommodation. The family bathroom completes the first floor.









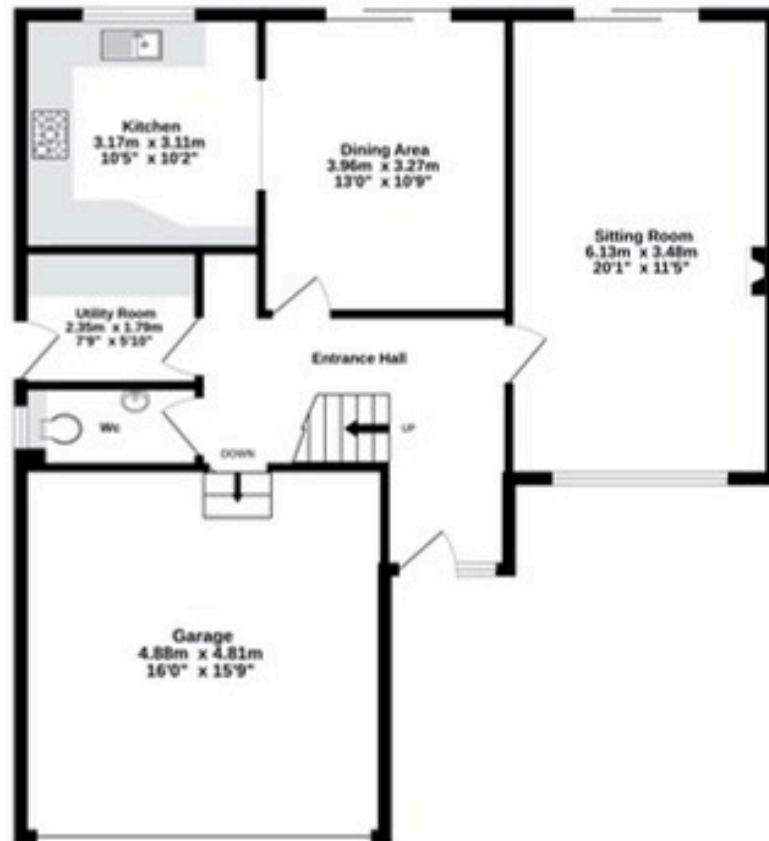
OUTSIDE

Approached via a large driveway with parking for several vehicles, the property leads to the double garage with an electric door. The front garden is generous in size, offering a mix of lawn and planted areas that provide colour and interest throughout the seasons. To the rear, a spacious patio adjoins the house, creating an ideal setting for outdoor entertaining. From here, steps rise to the lawned area, which features a circular path and is bordered by mature plants and shrubs, offering further space for relaxation and enjoyment.





Ground Floor
85.2 sq.m. (918 sq.ft.) approx.



1st Floor
75.8 sq.m. (816 sq.ft.) approx.



22 Derwen Deg Close, Govilon, Abergavenny, NP7 9RU

TOTAL FLOOR AREA : 161.0 sq.m. (1733 sq.ft.) 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		Current	Potential
Very energy efficient - lower running costs			
(92-101)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(46-54)	E		
(39-45)	F		
(35-38)	G		
Not energy efficient - higher running costs			
England & Wales		76	78
		EU Directive 2002/91/EC	

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LOCAL AREA

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.

What 3 Words: [///punt.resorting.showrooms](http://punt.resorting.showrooms)



INFORMATION

Offers in Excess of: £495,000

Local Authority: Monmouthshire County Council.

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

EPC Rating: C. To view the full EPC please visit www.gov.uk

Tenure: Freehold.

Services: We are advised that the property is connected to mains electricity, gas, water and drainage. Solar panels are owned by the property and provide a supplementary source of electricity, the excess tariff is sold back to the grid.

Broadband: Full fibre is available to order subject to providers terms and conditions. Please make your own enquiries via Openreach.

Mobile: EE is good outdoors and variable indoors. 02, Vodafone and Three are good outdoors. Please make your own enquiries via Ofcom.

Title: The house is registered under Title Number WA362004 – a copy of which is available from Parrys.

Agent's Notes: Please note all information will need to be verified by the buyers' solicitor and is given in good faith from information both obtained from HMRC Land Registry and provided by our sellers.



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