

# 22 DERWEN FAWR

CRICKHOWELL | POWYS | NP7 1DQ



**P** parrys

# WELCOME TO 22 DERWEN FAWR

A well-presented detached family home situated in an elevated position in the picturesque town of Crickhowell with far reaching views of the Usk Valley and the Brecon Beacons/Bannau Brycheiniog.



**Rent (pcm): £2,100**

**Deposit: £3,150**

**EPC: D**

**Council Tax Band: G**

- Spacious detached four bedroom house
- Open plan living accommodation
- Three bathrooms

## THE PROPERTY

Enter through the front door into a welcoming entrance hall with solid wood flooring, to the left is the store cupboard, cloakroom and integral storage room. Stairs rise to the beautiful open plan sitting/dining room with feature wood burning stove. The sitting/dining room is flooded with natural light from the Velux windows and glazed doors to the balcony showcasing the panoramic views of the surrounding countryside. From the sitting/dining room is kitchen with a range of contemporary designed base and wall units, complimented with integrated appliances, a central island and French doors with a Juliette balcony. Stairs rise from the sitting/dining room to the storeroom and impressive mezzanine with built in bookcase.

From the entrance hall stairs lead down to the three bedrooms, the principal bedroom has the benefit of built-in wardrobes and en-suite shower room, and modern 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, an open plan spacious bedroom and dressing room with glazed sliding doors to the patio and garden, and en-suite bathroom with bath, shower cubicle and w.c.



## OUTSIDE

The front of the house has a gravel driveway, steps down to the wood storage area and gated entrance to the garden. Through the gate a path leads to the patio area a perfect place for Alfresco dining and relaxing. The main garden has been landscaped with mature shrub/flower borders, including a central lawned area and mature hedge border, from the main garden steps lead to the lower-level nature garden with useful storage shed.



## INFORMATION

**EPC Rating:** D. To view the full EPC please visit [www.gov.uk](http://www.gov.uk)

**Tenure:** Freehold.

**Local County Council:** Powys County Council.

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

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

**Broadband:** Standard, superfast and ultrafast broadband available subject to providers subject to terms and conditions. Please make your own enquiries via Openreach. Networks in the area Voneus and Openreach.

**Mobile:** EE, Three, O2 and Vodafone: Good outdoor, variable in-home. Please make your own enquiries via Ofcom.

**Title:** The house is registered under Title Number WA303804 – a copy of which is available from Parrys Rentals.

**Agent's Notes:** Parrys Rentals are committed to providing material information relating to the properties we are marketing to assist prospective contract holders when deciding to view and/or proceed with the application for the occupation contract of a property.

**Parking:** Parking area to the front of the property.

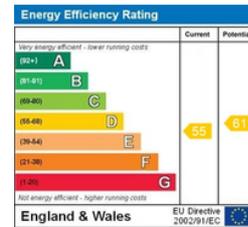
**Planning Consents:** The agent is not aware of any planning applications which may affect the property.

**Flood Risk:** Very low risk of flooding from rivers, surface water and small watercourses. Please make your own enquiries via Natural Resources Wales.

**Directions:** From Abergavenny take the A40 towards Crickhowell and Brecon. Continue through Crickhowell town passing the Bear Hotel and Garage on your right-hand side. Take the next right turning into Llanbedr Road, proceed up the road passing Dan-Y- Gruig and turn right onto Derwen Fawr, follow the road to the right and the house will be found on the right-hand side.

**What 3 Words:** ///motivator.defaults.player

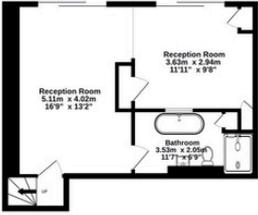
**Location:** Crickhowell is a picturesque town located on the banks of the River Usk on the Southern edge of the Black Mountains. The award-winning high street has a range of independent shops, cafes, and restaurants. Crickhowell is well known for tourism and events including an annual walking festival. The town is within the Brecon Beacons/Bannau Brycheiniog National Park providing easy access to open countryside and a wide variety of outdoor pursuits can be enjoyed year-round, including walking, cycling, horse riding, gliding and climbing. The town is on the A40 which gives good access for commuting either towards Brecon and the A470 for Cardiff and Hereford or towards Abergavenny, which is five miles away, for routes to Newport and beyond and road links to the M4/M5 and M50. There is a mainline railway station in Abergavenny.



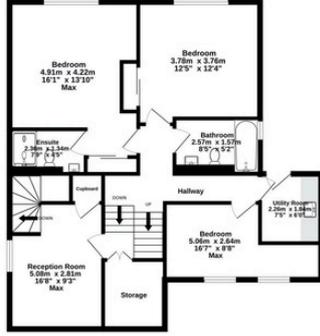
Watch the video tour here



Ground Floor  
42.3 sq.m. (455 sq.ft.) approx.



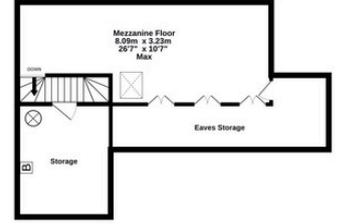
1st Floor  
82.1 sq.m. (884 sq.ft.) approx.



2nd Floor  
82.8 sq.m. (891 sq.ft.) approx.



3rd Floor  
47.6 sq.m. (512 sq.ft.) approx.



TOTAL FLOOR AREA : 254.7 sq.m. (2742 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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