



32 OAKFIELD DRIVE

CRICKHOWELL | POWYS | NP8 1DU

Situated in a residential area of Crickhowell, a well-presented four-bedroom link detached house.

- Modern open plan, kitchen/dining room
- 4 bedrooms, including one ground floor with en-suite
- Enclosed rear garden with patio and storage shed
- Off-road parking

RENT AND DEPOSIT

RENT £1500.00 PCM. DEPOSIT £2250.00

STEP INSIDE

With views towards the Black Mountains and the Brecon Beacons, this family home offers to the ground floor; a light and airy entrance hall with access to the sitting room, kitchen/dining room, and bedroom/study. The sitting room is located to the front aspect with a picture window with views towards the Black Mountains, and double doors leading to the kitchen/dining room. The kitchen has been fitted with a range of shaker style wall and base units with integral appliances, a breakfast bar and access to the rear garden. To complete the ground floor is a bedroom/study with a picture window to the front aspect, and a door leading to a shower room. To the first floor are three bedrooms, family bathroom and cupboard. Agents note loft is excluded.



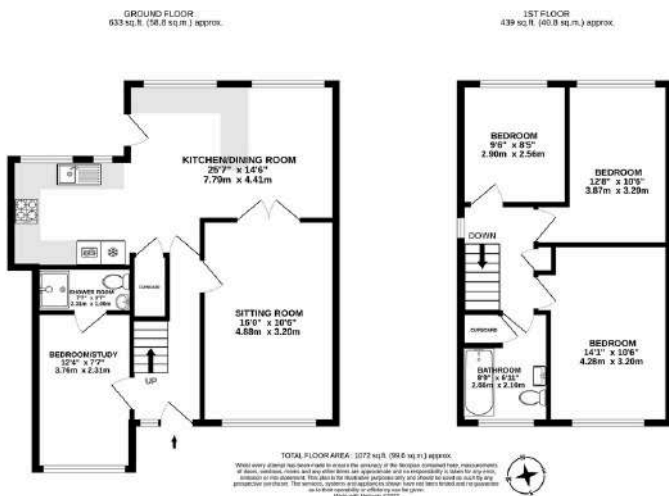


STEP OUTSIDE

To the outside the property is approached via a block paved driveway with off-road parking for two vehicles. The front garden is low maintenance and provides gated access to the rear garden. To the rear, is a paved patio sitting area ideal for those sunny days, steps to a lawn garden with mature bordering shrubs, panelled fencing and wooden storage shed.

PARKING

A driveway with parking for 2 domestic vehicles is included within the registered title plan of this property.



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 6 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 (metered), drainage, gas and electric.

Broadband:

Standard, superfast and ultrafast broadband available in the area subject to providers terms and conditions. Please make your own enquiries via: [https:// www. openreach.com/fibre-broadband](https://www.openreach.com/fibre-broadband)

Mobile Telephone

EE, Three, Vodaphone and O2-indoor voice/data limited-outdoor voice/data 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)

DIRECTIONS

From Abergavenny take the A40 towards Crickhowell. Proceed through the town and continue to the petrol station at the junction with New Road. Continue and take the next right hand turning into Llanbedr Road. Follow the road for approximately 200yds and take the first left hand turning into Oakfield Drive, follow the road for approximately 100yds and number 32 Oakfield Drive is the first property on the right after the turning to Darren View

ENERGY PERFORMANCE RATING C

To view the full EPC please visit:
<https://find-energy-certificate.service.gov.uk/energy-certificate/7391-5173-0922-3090-1223>

TENURE

Freehold.

LOCAL AUTHORITY

Powys County Council.

COUNCIL TAX

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

TITLE

The registered title of the property, number WA221439 a copy if available upon request from Parrys Rentals.

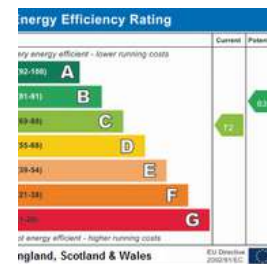
FLOOD RISK

This property is at a very low risk of flooding from rivers, surface water & small watercourses.
<https://flood-risk-maps.naturalresources.wales/>

AGENTS NOTES - 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.

Scan to view video of the house





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