



4 TOWER STREET

CRICKHOWELL | POWYS | NP8 1BL

**P** parrys  
Ahead of the curve

# 4 TOWER STREET

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Situated in the award-winning town of Crickhowell, a Grade II listed terraced house with many period features including decorative fireplaces, picture rails and wood floor to the dining room.

Rent (pcm)  
£ 1 400.00

Deposit  
£ 2 100.00

EPC Rating  
D

Council Tax  
Band F

# KEY FEATURES

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- Sitting room with open fireplace
- Open plan kitchen/dining room with feature wood burning stove
- Three bedrooms
- Bathroom and separate shower room



# STEP INSIDE

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Enter through the front door into the entrance hall with door to the open plan kitchen/dining room with feature wood burning stove. The kitchen has been fitted with a range of wooden base and wall units with integrated electric oven, gas hob, central island and leads onto the light and airy sunroom. From the kitchen is the utility room housing the gas boiler and space for undercounter appliances, and a door to the shower room. The sitting room with sash window is located to the front of the house, this attractive room has been decorated in a neutral tone and has a decorative period fireplace and picture rail. Access to the basement can be found on the ground floor. Stairs rise from the kitchen/dining room to the first-floor landing, leading to the three bedrooms and family bathroom with bath and separate shower cubicle.







# STEP OUTSIDE

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To the rear is an enclosed garden with lawned area and raised stone patio.

## LOCAL AREA

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The picturesque town of Crickhowell is a thriving town with independent shops and a good range of amenities including well-regarded primary and secondary schools, library, doctors' and dentists' surgeries, restaurants and public houses. Crickhowell, which has been voted one of the best places to live by the Sunday Times, lies on the banks of the River Usk and offers a wide range of recreational and outdoor activities such as walking and cycling. The historic market town of Abergavenny has wider facilities including supermarkets, a general hospital, leisure centre, bus station and a mainline railway station. Road links within the area are considered excellent with the A465 Heads of the Valleys Road circa 4 miles providing access to the A470 for Cardiff, A4042/A449 for Newport and the M50 and M4 motorways.

**Parking:** Off-street parking does not fall within the registered title and is on a communal basis.



# LOCAL AREA

**Affordability criteria:** 2.5x the annual rent

**Local Authority:** Powys County Council

**Tenure:** Freehold. The registered title of the property number is WA693606 a copy is available from Parrys Rentals

**Services** We understand that the property is connected to mains water, gas and electric.

**Broadband** Fibre to the cabinet\* and copper broadband available subject to providers terms and conditions. \* Up to 76 Mbps download speed and up to 15 Mbps upload speed. Please make your own enquiries via <https://www.openreach.com/fibre-broadband>

**Mobile Telephone** EE, Three, 02 good outdoor and variable in home. Vodafone good outdoor. Please make your own enquiries via <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Planning Consents:** The agent is not aware of any planning consents which may affect the property, please check <https://pa.powys.gov.uk/online-applications/?lang=EN>

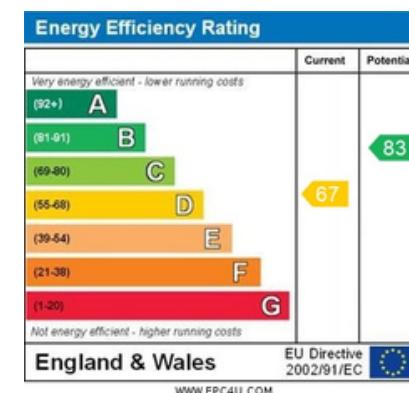
**Flood Risk:** Very low risk of flooding from rivers, surface water and small watercourses.  
<https://flood-risk-maps.naturalresources.wales/>

## General Information Regarding Rental Particulars

All measurements are approximate and quoted in imperial with metric equivalents and are for general guidance only. Whilst every effort has been made to ensure to accuracy, these rental particulars must not be relied upon. Please note the Agent has not tested any apparatus, equipment, fixtures and fittings or services and, therefore, no guarantee can be given that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property.



**TOTAL FLOOR AREA : 130.7 sq.m. (1407 sq.ft.) approx.**  
Whilst every attempt has been made to ensure the accuracy of the information 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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of the house



