13 PENYBONT

GOVILON | ABERGAVENNY | MONMOUTHSHIRE | NP7 9RA



parrys

WELCOME TO

13 Penybont

Set in a cul-de-sac in the village of Govilon, this three-bedroom semi-detached home pairs two reception rooms with a wraparound garden featuring established lawns, mature planting and a paved seating area.





Rent (pcm): £1,200 **Deposit: £1,800** **EPC: C** **Council Tax Band: D**

- Village location
- Two reception rooms
- Three bedrooms
- Utility room and ground-floor WC
- Wraparound Garden with lawn, mature planting and paved seating area

THE PROPERTY

TThe entrance hall leads to a separate lounge and dining room, providing distinct spaces for relaxing and dining. From the dining room a door leads to the kitchen fitted with a range of wood-effect wall and base units, light-coloured worktops and a tiled splashback, with a stainless-steel sink and drainer beneath the window. A utility room and separate ground-floor WC complete the downstairs accommodation.

Upstairs, the landing gives access to three bedrooms and the bathroom. The bathroom includes a white suite comprising a bath with a shower over and glass screen, washbasin and WC, complemented by light marble-effect wall finishes.

OUTSIDE

A wraparound garden provides an attractive setting for the house, with lawned areas framed by established hedging, shrubs and mature trees. A paved path leads to the front entrance, while a paved seating area beside the house offers space for outdoor dining and relaxing. Within the grounds are two storage sheds and the off-road parking is accessed via a lane to the side of the property.





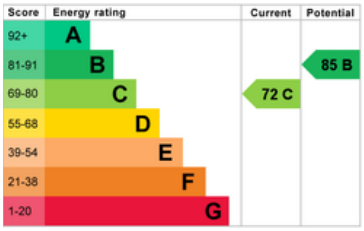
LOCATION

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.





INFORMATION



Watch the video tour here

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

Tenure: Freehold.

Local County Council: Monmouthshire County Council.

Council Tax Band: D. 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 (metered), drainage, gas and electricity.

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

Mobile: EE, O2 and Vodafone – Good outdoor, Three – variable outdoor. Please make your own enquiries via Ofcom.

Title: The house is registered under Title Number WA491784 – 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: The off-road parking falls within the registered title plan of this property. Additional on-street parking is available on a communal basis.

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.

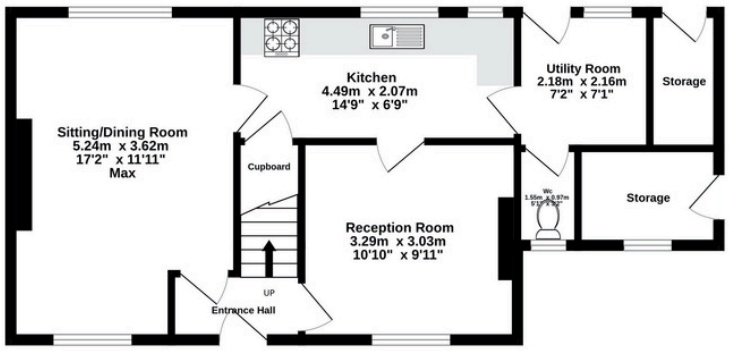
Directions: From Abergavenny, take the Merthyr Road (B4246) into the village of Govilon for approximately 2.7 miles. Turn left onto Station Road, just after the bus shelter, then take the next left onto Penybont. The property can be found in the cul-de-sac at the end of the road.

What 3 Words: ///estimated.seaweed.castle

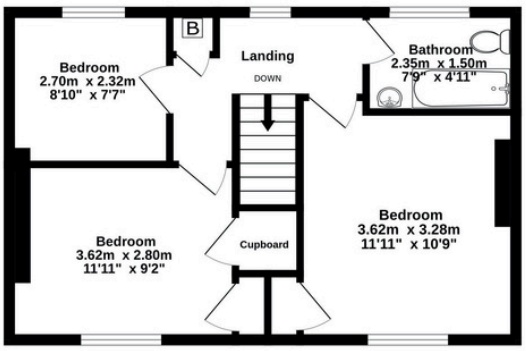
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All measurements, floorplans and land plans are for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents and are for general guidance only. Whilst every effort has been made to ensure to accuracy, these sales particulars must not be relied upon and all information is to be verified by the solicitor acting for the buyer(s). Please note Parrys have not tested any apparatus or services and, therefore, no guarantee can be given that they are in working order. Photographs are shown for marketing purposes and it must not be assumed that any of the fixtures and fittings shown are included with the property, unless specifically mentioned within the sales particulars, some fixtures and fittings may be available by separate negotiation.
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Ground Floor
53.6 sq.m. (577 sq.ft.) approx.



1st Floor
41.5 sq.m. (447 sq.ft.) approx.



TOTAL FLOOR AREA : 95.2 sq.m. (1024 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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Ahead of the curve

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