



Estate Agents

Taylor & Co

Abergavenny

Newtown Road,
Penperlleni, Monmouthshire NP4 0AW

Asking Price
£350,000

Newtown Road,

Penperlleni, Monmouthshire NP4 0AW

An attractive and beautifully presented modern detached bungalow situated in a quiet location within the village of Penperlleni

Spacious hallway with built in storage cupboards | Sitting room

Two double bedrooms | Separate dining room | Attractively fitted kitchen | Separate Utility room | Family bathroom

Extensive driveway and parking/turning area plus a useful attached garage/workshop

NO ONWARD CHAIN

An attractive and beautifully presented detached bungalow that was designed and built by a master craftsman in 1993 for his own occupation with a high-quality specification and a spacious ergonomic design. The accommodation includes a spacious hallway with built in storage, a comfortable sitting room and separate dining room, fitted kitchen with integrated appliances plus an extremely useful utility room. There are two double bedrooms each with built in wardrobes and its own sink plus a bathroom with four piece suite. The property is of timber framed construction with attractive brick elevations under a pitched tiled roof and has been well insulated to provide a band D EPC. There is a driveway and turning/parking area leading to an attached garage/workshop as well as beautifully kept gardens with a sunny, south westerly facing patio to the rear.

SITUATION | This delightful, detached bungalow is located in a quiet and private location within the enduringly popular village of Penperlleni. Local amenities in the village include a grocery store, a doctor's surgery with pharmacy, village hall, hairdresser, a primary school, fish & chip takeaway and children's play area. For more comprehensive leisure and shopping facilities,

the historic market town of Abergavenny is situated just 7 miles to the north, whilst Cwmbran is almost equidistant to the south. Both towns offer an extensive range of high street shops, banks and supermarkets. The towns are well served by schools for all ages and offer motorway links and train services to Newport, Cardiff and west Wales and further afield to Bristol, the Midlands, Manchester and central London.

ACCOMMODATION

OPEN PORCH | Accessed from the side with integrated ceiling light, tiled floor, double glazed entrance door with letterbox.

HALLWAY | Radiator, three ceiling lights, telephone point, two built in storage cupboards, coved ceiling.

TOILET | With space saving sliding door and comprising a coloured suite with chrome fittings comprising close coupled low flush toilet and corner wall mounted wash hand basin with tiled splashback, frosted double glazed window to the side, radiator.

SITTING ROOM | With space saving concealed sliding door, large double glazed window with

fitted vertical blind to the front, smaller frosted double glazed window to the side, two radiators, three wall light points, fitted display shelving and storage cupboards with music cupboard and an integrated electric fire.

DINING ROOM | With space saving concealed sliding door, double glazed sliding patio door opening to the rear garden, radiator, three wall lights, serving hatch to the kitchen, coved ceiling.

KITCHEN | A neatly fitted kitchen with space saving concealed sliding door and fitted with a matching range of floor and wall cupboards incorporating drawers and cupboards, contrasting worktops with tiled splashbacks, inset stainless steel double bowl single drainer sink unit with mixer tap, integrated dishwasher with matching décor panel, serving hatch to the dining room, large corner larder cupboard, corner display shelving, concealed worktop and over cupboard lighting, telephone point, double glazed window to the rear with fitted roller blind, double glazed entrance door to rear porch.

REAR PORCH | An open porch with tiled floor and outside light.

UTILITY ROOM | With space saving concealed sliding door, fitted floor units with drawers and cupboards and contrasting worktop over with tiled splashback, space and plumbing for washing machine, double glazed window with fitted roller blind to the side, loft access hatch, freestanding 'Glow Worm' gas fired boiler supplying heating and hot water, wall mounted digital central heating timer controls, integrated ironing board cupboard.

BEDROOM ONE | With space saving concealed sliding door, large double glazed window to the front with fitted vertical blind, radiator, television aerial point, fitted wardrobes including two double and one single with a mirror fronted door, wash hand basin with tiled splashback plus mirror and electric strip light/shaver point over.

BEDROOM TWO | With space saving concealed sliding door, double glazed window to the side with fitted roller blind, range of fitted wardrobes incorporating three double wardrobes two having mirror fronted doors, wash hand basin with tiled splashback plus mirror and electric strip light/shaver point over.

BATHROOM | Walls are fully tiled to compliment the suite which includes a moulded bath with mixer tap and flexi hose shower head attachment plus glazed shower screen over, pedestal wash hand basin with mixer tap, bidet, close coupled toilet, frosted double glazed window to the side, radiator, ceiling mounted extractor fan, small integrated medicine cabinet.

OUTSIDE

The property is approached from Newtown Road via a single vehicle width driveway that culminates in a parking/turning area flanked by mature flower beds and specimen trees including a beautiful Magnolia and further area of driveway leads up to the garage while a footpath leads around to the main entrance.

GARAGE/WORKSHOP | With up and over door from the driveway, electric points and light, large wooden workbench at the rear, space for tool storage and machinery, personal door opening to the rear garden.

From the rear porch and dining room the garden opens onto a good size patio area that enjoys a particularly sunny south westerly aspect. Beyond the patio is a level lawn with ornamental pond and beyond that a large aluminium framed greenhouse. Beyond the greenhouse is a small composting area and vegetable garden with a second smaller area of lawn at the far end. The garden is enclosed by mixed hedging and timber fencing making it fully enclosed.

GENERAL

Tenure | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

Services | Mains electric, water, drainage and gas are connected to the property.

Council Tax | Band F (Monmouthshire County Council)

EPC Rating | Band D

Flood Risk | Very low flood risk from rivers or surface water according to Natural Resources Wales.

Covenants | The property is registered with HMLR, Title Number CYM633548. There are no restrictive covenants associated with the property.

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property. Refer to Monmouthshire Planning.

Broadband | Fibre to the cabinet and copper wire connection are available, according to Openreach.

Mobile network | Likely O2 and Vodafone indoor coverage according to Ofcom.

Viewing Strictly by appointment with the Agents
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Reference AB445









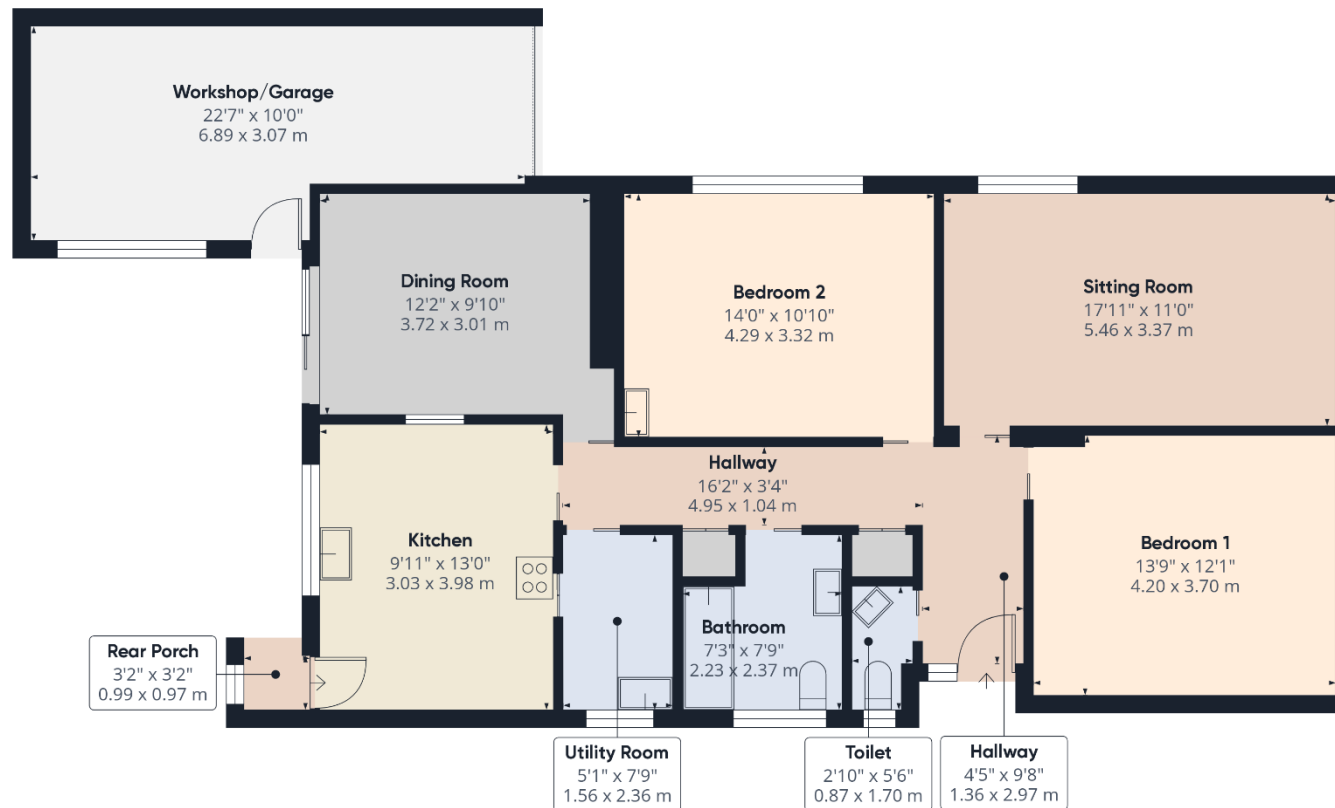


Floorplan

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Approximate total area⁽¹⁾

1213.08 ft²
112.7 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: Every attempt has been made to ensure accuracy; however these property particulars are approximate and for illustrative purposes only and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings; it must not be inferred that any item shown is included with the property. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. If there is any point which is of particular importance to you, please contact us and we will provide any information you require.