



TRELLECK

Guide price **£250,000**



EWELL

Monmouthshire NP25 4PZ



Non-standard construction bungalow
Development potential subject to planning
Garage and driveway

Situated in the peaceful village community of Trelleck, between the neighbouring Towns of Monmouth and Chepstow, this charming, detached bungalow is within a short distance to several local amenities, including the Church, village pub and the well-regarded Primary School.

Within the Wye Valley National Park, Trelleck is surrounded by scenic walks and roaming countryside.

As you enter the property, you are greeted by a spacious entrance hallway giving access to all accommodation.

The kitchen is fitted with a range of wood effect wall and base units, space and plumbing for washing/tumble dryer and space for fridge/freezer.

The living room has a picture window to front with garden and countryside views and fireplace with tiled surround.

The bathroom features a white suite including a low-level W.C., pedestal wash basin with taps, and a panelled bath equipped with a "Mira" shower complete with a showerhead.

Both bedrooms are a generous size with the principal benefitting from integrated wardrobes and pleasant views over the surrounding countryside.

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KEY FEATURES

- Detached two-bedroom bungalow
- Non-standard construction
- Single garage
- Generously sized plot
- Driveway
- No onward chain



Access to the property is provided by a private driveway featuring a turning point and a separate detached single garage. The spacious front garden, mainly laid to lawn, is enclosed by a combination of boundary fencing and mixed hedging.

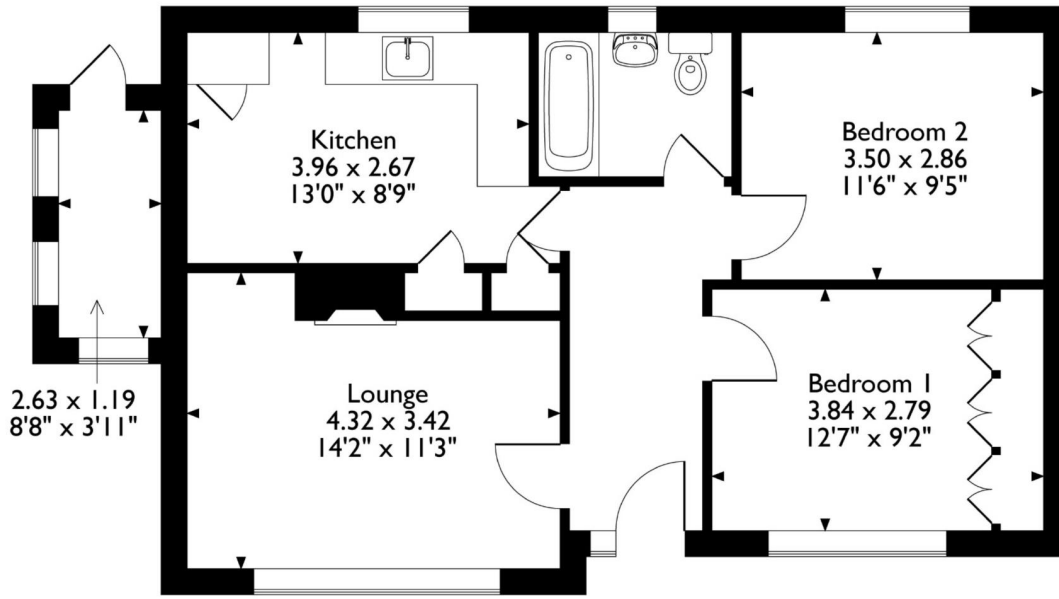
A paved pathway leads to the rear of the property, predominantly comprising of a lawned area, with a sun terrace situated to the side.

AGENTS NOTE:

We believe the property to be of non-standard "Woolaway" construction. Prospective purchasers should make their own enquiries regarding financing and such.



Approximate Gross Internal Area
 Main House = 59 Sq M/635 Sq Ft
 Outbuilding = 3 Sq M/32 Sq Ft
 Total = 62 Sq M/667 Sq Ft



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

DIRECTIONS

From Monmouth take the B4293 towards Chepstow. Continue for approximately 5 miles until you reach the village of Trellech, carry on past the Lion Inn and the church on your right handside. As the road bends around to the right take the left signposted Catbrook and then immediate left onto Llandogo road. Carry on down the road and Ewell is the seventh property found on the right-hand side.



INFORMATION

Postcode: NP25 4PZ
 Tenure: Freehold
 Tax Band: E
 Heating: Electric
 Drainage: Private
 EPC: F

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
		73
	33	

England & Wales EU Directive 2002/91/EC

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