



THE NARTH

Guide price **£575,000**



DAZEL

Monmouth, Monmouthshire NP25 4QG



Large three-bedroom detached bungalow
Pretty village location
Set in a large plot

Nestled in Monmouthshire's scenic landscapes, The Narth offers a captivating blend of history and tranquillity. Located 6 miles south of Monmouth and 2 miles east of Trellech, this charming village overlooks the picturesque Whitebrook and Wye valleys, creating an idyllic rural setting for its close-knit community, with a very active Village Hall. Monmouth Town Centre has a charming high street with local shops, cafes, and restaurants along with well-known retailers such as Marks & Spencer and Waitrose.

There are well-regarded Primary and Secondary schools in the area, making this a great option for a family, including Monmouth Comprehensive School, Trellech Primary School, Monmouth School for Girls and Monmouth Boys School. The property enables easy commuting with fantastic road links to the A40 and M4 as well as being close to local woodlands where there are endless walks.



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KEY FEATURES

- Three-bedroom detached bungalow
- Sought after village location
- Pretty landscaped gardens
- Well-presented throughout
- Ample living accommodation
- Garage/workshop and driveway parking



STEP INSIDE



As you enter the property, you are greeted by a spacious and inviting entrance hallway that provides access to all the main areas of the accommodation. The living room is a generous size, featuring a large bowed window at the front that offers an abundance of natural light, complemented by an additional window on the side elevation and French doors.

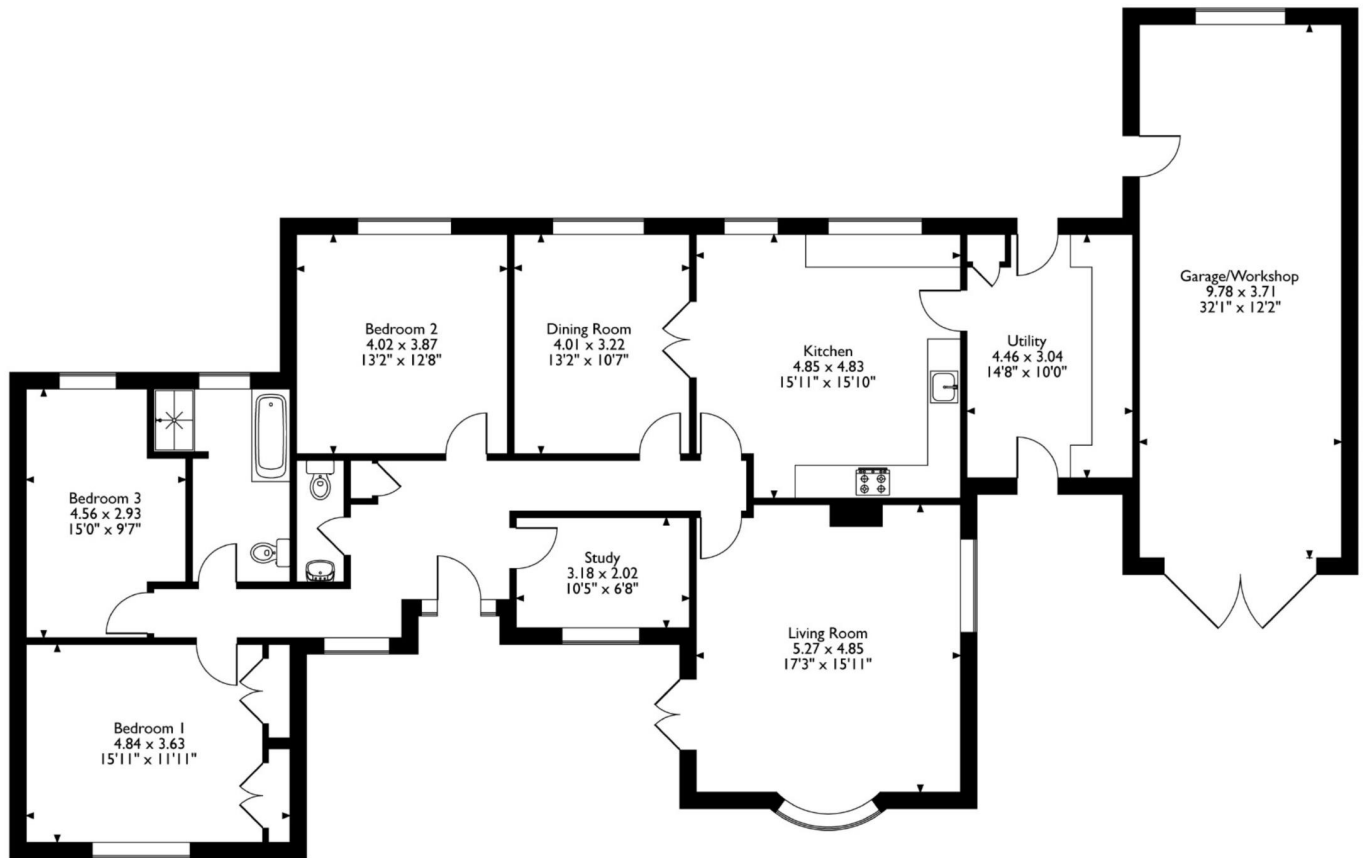
These elements together ensure the room is bathed in natural light throughout the day, creating a warm and welcoming atmosphere. Adding to the charm and functionality of the living room is a cosy log burner, perfect for those chilly evenings.

The kitchen is thoughtfully designed and well-appointed with a range of wood effect wall and base units. It is equipped with a four-ring electric hob with a concealed extraction hood above, integrated appliances to include a fridge and a convenient wine rack.

Additionally, there is ample space to accommodate a dining table and chairs, making it ideal for family meals and entertaining guests. From the kitchen, double doors lead into the dining room, creating an easy flow for serving and socialising.

Also, there is a door that opens into the utility room, providing extra storage and workspace, as well as housing laundry facilities.

Approximate Gross Internal Area 193 Sq M/2077 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.

The property boasts three well-proportioned bedrooms, each offering comfort and privacy. The principal bedroom is particularly noteworthy, featuring built-in wardrobes that provide ample storage space and contribute to the room's uncluttered feel.

The other bedrooms are also spacious and versatile, capable of being used as guest rooms, children's rooms, or home offices depending on your needs.

Completing the bungalow is a study, ideal for those who work from home or need a quiet space for reading and other activities. There is also a convenient cloakroom for guests and a family bathroom, fitted with bath WC and separate shower.

STEP OUTSIDE



The front of the property benefits from a gated driveway with ample space for vehicles and access to the garage.

There is a beautifully manicured lawned area adorned with mature shrubs and trees. To the rear garden has a good-sized patio area perfect for outdoor entertaining with the remaining garden being mainly laid to lawn.

INFORMATION

Postcode: NP25 4QG

Tenure: Freehold

Tax Band: F

Heating: Oil

Drainage: Private

EPC: D





DIRECTIONS

From Monmouth take the B4293 signposted Trellech and Chepstow, pass the turning for Penallt and over the brow take the left turning signposted 'Whitebrook and The Narth'. At the small crossroads turn right into The Narth and follow the road into the village. As the road bares right turn left onto Robins way and the property can be found on the left-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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