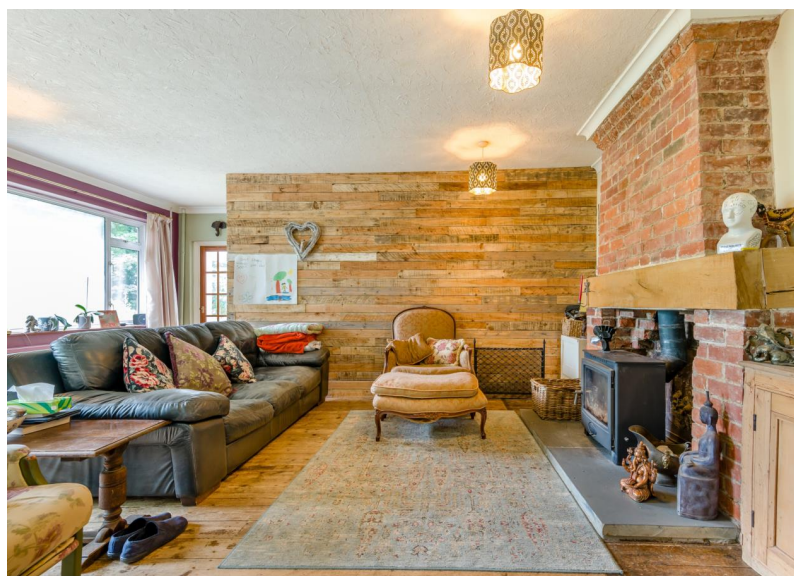




# MONMOUTH

Guide price **£445,000**



# WINDWAYS

Lydart, Monmouthshire NP25 4RL



Detached three bedroom bungalow  
Spacious living room & dining room  
Private picturesque gardens

Remotely positioned in a tranquil setting, this detached bungalow is set in a peaceful haven, surrounded by mature woodland and wildlife.

Between Trelleck and Monmouth, the property offers surrounding village pubs and restaurants, while the charming market town of Monmouth is only a ten-minute drive. Monmouth is steeped in history, with well-regarded schooling, bespoke shops, cafes, and restaurants as well as retailers such as Marks & Spencer and Waitrose.

Well-connected to the A40, the property allows for easy commuting with fantastic road links, yet is perfectly situated for rural living, with picturesque countryside surrounding and scenic walks.



Guide price  
£445,000



### KEY FEATURES

- Detached charming bungalow
- Three bedrooms
- Two reception rooms
- Peaceful location
- Driveway & ample off road parking
- Mature gardens



# STEP INSIDE

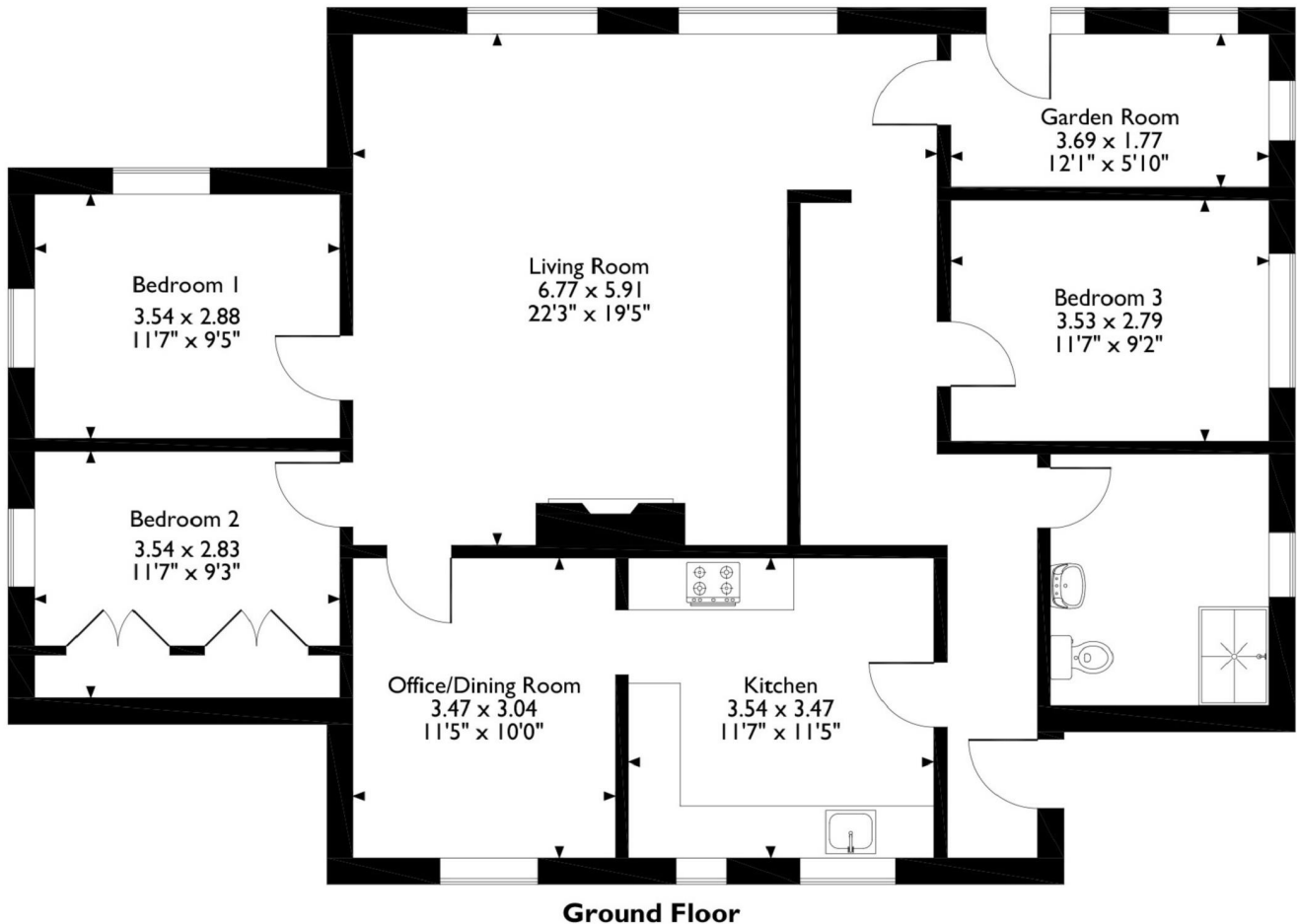


Welcomed into the hallway, directly ahead there is a practical kitchen that folds through into the dining room. The property boasts unique high ceilings and several large windows throughout, making it wonderfully bright.

From the kitchen, the dining room can alternatively be used as a study, with further space for dining to the substantial living room. The kitchen benefits from a range of wall and base units, with a large range cooker to the centre.

The living room enjoys an exposed brick, log burning fireplace with two large windows, overlooking the surrounding woodland.

## Approximate Gross Internal Area 118 Sq M/1270 Sq Ft



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.

There are three double bedrooms, the principal has windows to both front and side aspects. Bedroom two has useful fitted wardrobes. The bathroom can be found from the hallway, with a walk-in shower and a vibrant red, free-standing roll top bath.

To the rear, there is a useful garden room, which overlooks the gardens and the superb surroundings. The property has potential to be extended, subject to planning with scope to add another level, making it an executive family home.

# STEP OUTSIDE



There is an elevated patio and decked area from the garden room, which takes in the exquisite location and provides a wonderful space for al fresco dining and summer entertaining.

Extensive wrap-around lawns surround the property, with mature trees sheltering the private gardens. There are several patio areas, with one enjoying a pergola and the other offering further seating and a garden shed, with further space for outbuildings.

Ample parking is provided to the fore in addition to the single garage.

## INFORMATION

Postcode: NP25 4RL

Tenure: Freehold

Tax Band: F

Heating: Oil

Drainage: Private

EPC: E





## DIRECTIONS

From our Monmouth office, proceed down Monnow Street and bare left onto Blestium Street. At the roundabout take the second exit. At the traffic lights turn left onto Cinderhill Street. At the roundabout take the second exit onto Portal Road. Continue to follow B4293. Slight left to stay on B4293. After 1.5 miles, turn left. Continue on this road until you come to a sharp bend, taking the turning on the right where Windways will be located a short distance along on your right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	41	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

2 Agincourt Square, Monmouth, NP25 3BT  
 01600 713030  
 monmouth@archerandco.com  
 www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.