



MONMOUTH

Guide price **£399,000**



 **ARCHER & Co**

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To book a viewing call 01600 713030

FIRLANDS

Withy Lane, Monmouthshire NP25 5LF



Immaculately presented detached bungalow
Well maintained gardens
Stunning location

Situated in a serene rural environment, this charming three-bedroom bungalow is nestled away from the hustle and bustle on a peaceful no through lane. Its idyllic location offers picturesque countryside vistas, all within close proximity to Monmouth town centre.

The charming market town of Monmouth is steeped in history, with well-regarded schooling, bespoke shops, cafes and restaurants as well as retailers such as Marks & Spencer's and Waitrose. Well connected to the nearby A40 which provides access to the M4 and in turn Cardiff and Bristol.

In the other direction the A40 gives easy access to Ross on Wye and the M50/Midlands. Main line railway stations can be found in both Hereford and Abergavenny.



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KEY FEATURES

- Detached three-bedroom bungalow
- Beautiful setting with countryside views
- Immaculately presented throughout
- Lovely gardens
- Close to Monmouth town
- Detached garage and parking



STEP INSIDE



Upon entering the property, you will be welcomed by a spacious entrance hallway that connects all the living spaces seamlessly.

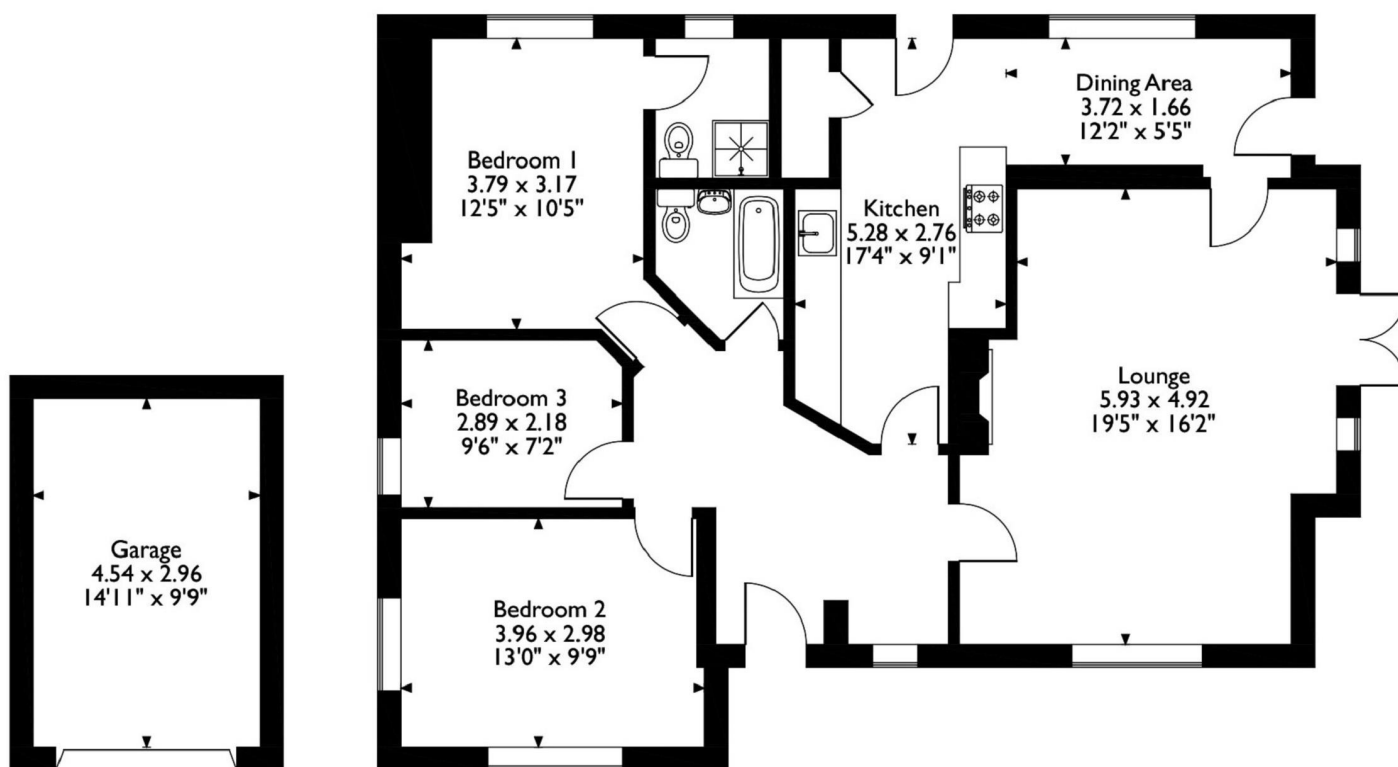
The lounge boasts a generous size and features large dual aspect windows offering scenic countryside views from the front and side.

Sunlight streams in through the French doors that open onto a veranda terrace, creating a bright and inviting atmosphere, perfect for hosting guests.

Adding to the cosy ambiance, the lounge includes a fireplace with an inset woodburning stove resting on a tiled hearth.

The kitchen is both well-equipped and beautifully presented, showcasing a collection of pristine white wall and base units and tiled floors.

Approximate Gross Internal Area
 Main House = 99 Sq M/1066 Sq Ft
 Garage = 13 Sq M/140 Sq Ft
 Total = 112 Sq M/1206 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.

Flowing effortlessly from the kitchen is a charming dining area with a large window and a door that leads out to the rear garden.

Additionally, a convenient utility room is accessible from the kitchen.

The family bathroom features a modern white suite, complete with a bath equipped with a chrome thermostatic shower and a glass screen, a pedestal basin, a low-level W.C., and a chrome heated towel rail.

The three bedrooms are all generously sized, with the principal bedroom boasting an en-suite shower room for added convenience.

STEP OUTSIDE



A wooden gated entrance, offering privacy, opens into a block paved driveway, providing parking space for two vehicles along with a detached garage.

The beautifully kept gardens are both secure and secluded, offering delightful countryside views from all angles. The expansive front garden is predominantly covered in lush green lawn and is enclosed by conifer boundaries at the front and hedges on either side. It also features a well-tended flower bed and grants access to both sides of the property.

The rear garden boasts a charming veranda terrace and is primarily laid out to lawn, adorned with mature shrubs and trees, creating a serene and tranquil atmosphere.

INFORMATION

Postcode: NP25 5LF

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Private

EPC: C





DIRECTIONS

From our Monmouth office, proceed along Hereford Road towards Buckholt, go over the brow of the hill and as the road descends turn left onto Withy Lane, which is immediately before the village hall. The property is the second on the left-hand side.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| A (92-100) | | 82 |
| B (81-91) | | |
| C (69-80) | | |
| D (55-68) | 70 | |
| E (39-54) | | |
| F (21-38) | | |
| G (1-20) | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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