



# THE NARTH

Guide price **£695,000**





# THE MAGNOLIAS

The Narth, Monmouth, Monmouthshire NP25 4QG



Beautifully presented large four-bedroom bungalow  
Spacious and private gardens  
Detached double garage and ample driveway parking

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 and the highly regarded Haberdashers Monmouth Schools. 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 to enjoy.





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### KEY FEATURES

- Substantial detached four-bedroom bungalow
- Set in a large and private plot
- Three reception rooms
- Large kitchen/dining area
- Family bathroom and two en suites
- Detached double garage and ample parking





# STEP INSIDE



The Magnolias offers an exceptional and seamless flow, with spacious and inviting reception rooms. This layout provides an ideal setting for family living, providing a comfortable and inviting environment.

Upon entering this beautifully presented bungalow, you are welcomed by a spacious entrance hallway that provides access to all areas of the home.

Double doors lead into the expansive living room, featuring bay windows and French doors that open out to the stunning rear garden. This combination floods the room with natural light, creating a bright yet cosy atmosphere, complemented by a charming fireplace. Additional double doors lead to the generous kitchen/dining room, perfect for hosting family and friends.

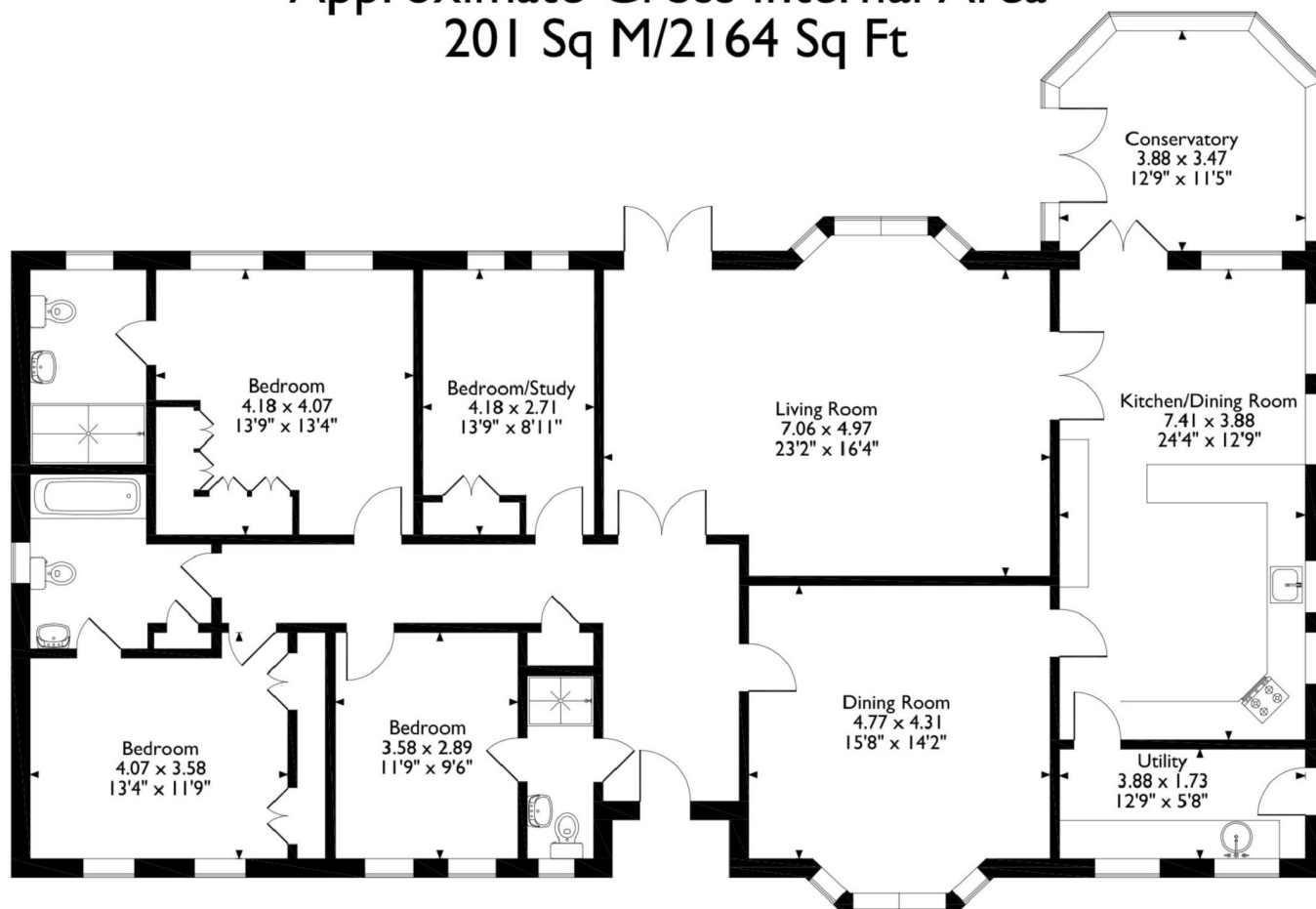
The kitchen is well-equipped with a range of wall and base units and integrated appliances, including an oven, microwave, hob with extractor fan, and dishwasher. There's ample space for a dining table and chairs, and a door that opens to the conservatory with a beautiful outlook over the mature private gardens. Adjacent to the kitchen is a practical utility room with space and plumbing for both a washing machine and tumble dryer.

A formal dining room, also accessed from the kitchen, features a bay window with views to the front of the property.

## The Magnolias, The North, Monmouth

### Approximate Gross Internal Area

### 201 Sq M/2164 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.

This bungalow boasts four double bedrooms. The principal bedroom enjoys fitted wardrobes, a large contemporary en suite shower room, and windows overlooking the picturesque rear garden. Bedrooms two and three are located at the front of the property, with bedroom two offering fitted wardrobes and direct access to the family bathroom. Bedroom three features a Jack-and-Jill en suite shower room, also accessible from the hallway. The fourth bedroom, currently utilised as a study with high end range of fitted units, ideal for those that work from home. Equally, this is a good-sized double bedroom that also overlooks the rear garden.

Every detail of this bungalow has been thoughtfully designed to provide comfortable and stylish living spaces throughout.



# STEP OUTSIDE



The front of the property benefits from a spacious driveway, providing ample parking for multiple vehicles, along with a detached double garage.

At the rear, a large patio area overlooks the pretty mature gardens with plenty of space for alfresco dining. The garden provides a great sense of privacy, with a well-maintained lawn surrounded by mature trees, plants and shrubs. Additionally, there is a second patio area to the side of the property, offering a perfect spot for relaxation.

## INFORMATION

Postcode: NP25 4QG

Tenure: Freehold

Tax Band: G

Heating: Oil

Drainage: Private

EPC: D







## DIRECTIONS

From our Monmouth office, proceed down Monnow Street and continue onto Blestium Street. At the roundabout, take the second exit over the bridge. At the traffic lights, turn left onto Cinderhill Street and take the second exit at the next roundabout onto Portal Road. Continue up the road and bear left at the Toll House. Continue up the road heading towards Trelleck and turn left after 3 miles at the sign post for 'The Narth'. After about half a mile, turn right at the crossroads and continue up the road for approximately 1 mile, follow the road around to the right and continue straight. After a short distance, there will be a red telephone box on your right, turn immediately right up the lane where the entrance to The Magnolias will be located on the right-hand side.





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)	56	69
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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