



DINGESTOW

Guide price **£325,000**



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To book a viewing call 01600 713030

13 TY-BRITH

Dingestow, Monmouth, Monmouthshire NP25 4DP



Detached four-bedroom dormer style chalet bungalow
Garage & parking
No Chain

A superb opportunity to purchase this well presented, spacious chalet style detached house in a friendly village, amenities including: a village shop; public house, village hall which is a focus for many aspects of village life including exercise and educational classes and other social event.

Situated in a small popular village cul-de-sac located approximately 4 miles south of Monmouth town, this 4-bedroom property comprises entrance hall, living room, fitted kitchen with a opening into the dining room, two bedrooms/reception rooms and a shower room to the ground floor. Two further bedrooms and a family bathroom to the first floor. There is a generous driveway and single garage plus good sized front and rear gardens.

Monmouth's amenities which include doctors and dentists, to supermarkets and boutique clothing stores great transport links to surrounding areas via the A449 and A40 on to the M4, M5 and M50 motorway networks, making Midlands, Bristol and Cardiff easily reachable.



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KEY FEATURES

- Detached four-bedroom dormer chalet style bungalow
- Spacious living accommodation
- Popular village location
- Quiet cul-de-sac position
- Modern kitchen
- Driveway & garage



STEP INSIDE

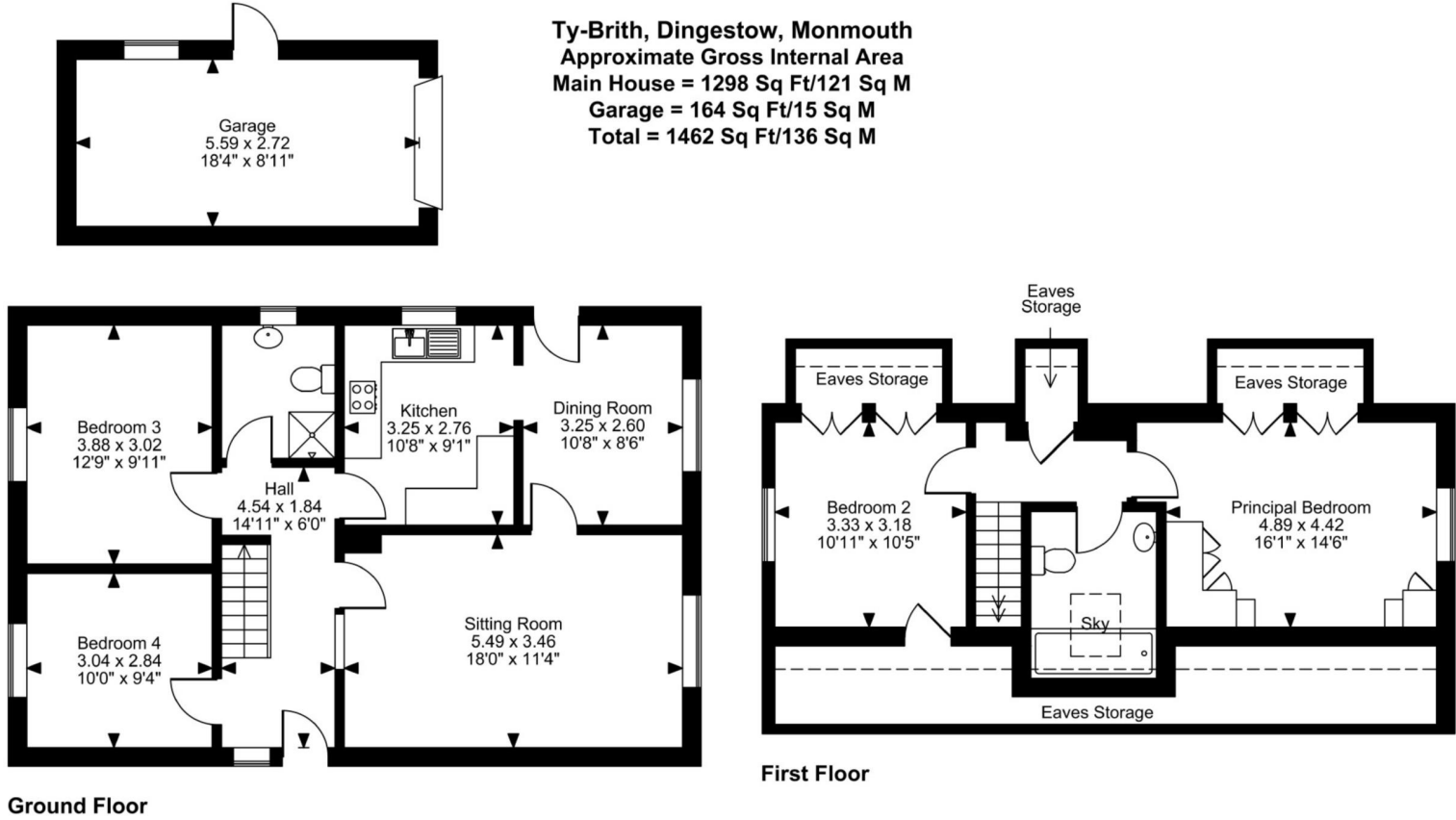


Upon entering the property, you're immediately welcomed by the entrance hallway that sets the tone for the spacious and versatile layout throughout. This central hallway provides convenient access to two ground-floor bedrooms, which offer flexible usage options to suit a variety of needs. These rooms could easily serve as additional reception rooms, a home office, or even a private study space, perfect for remote work or quiet relaxation.

Also located on the ground floor is a well-appointed shower room, ideal for guests or for added convenience.

Moving into the heart of the home, the lounge is generously sized and features a large window that allows abundant natural light to pour in, creating a bright and inviting atmosphere. The lounge is a perfect space for relaxation or family gatherings, with plenty of room for seating and a layout that accommodates various furniture arrangements.

Adjacent to the lounge, the separate dining room features a wide opening that seamlessly connects to the recently modernised kitchen, making the space perfect for entertaining.



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ Denotes restricted head height
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The kitchen itself is well-equipped, with a range of wall and base units offering ample storage. There's plenty of space for appliances, and the modern countertops provide a stylish and functional workspace. A door from the kitchen opens to the side of the property, providing direct access to the gardens and making it easy to step outside for outdoor dining or gardening.

Heading upstairs, the first floor accommodates two additional spacious double bedrooms, both of which include ample built-in storage. These rooms are ideal for family members or guests, each providing plenty of space for comfortable living.

A family bathroom completes the first floor, offering a full suite and a comfortable, functional layout for the household.

STEP OUTSIDE



The property is sat in a spacious plot with generous front and rear gardens.

To the front there is a large area to lawn with a generous driveway leading to a garage.

The rear garden offers a great deal of privacy and is mainly laid to lawn with mature shrubs and trees.

INFORMATION

Postcode: NP25 4DP

Tenure: Freehold

Tax Band: F

Heating: None

Drainage: Mains

EPC: F





DIRECTIONS

From Monmouth take the old Raglan road towards Raglan, continue on this road through Mitchel Troy. Pass the Somerset Arms Public House on your left and take the next right turning sign posted Dingestow. Continue down this lane past the Church and the entrance to the cul du sac will be found on the left hand side. Turn right as you enter the cul du sac and the property will be located on the right.



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		
England & Wales		

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