



THE NARTH

Guide price **£575,000**



SWN Y PLANT

The North, Monmouth, Monmouthshire NP25 4QG



Beautifully presented dormer style bungalow
Lovely views
Private wraparound garden

Nestled in Monmouthshire's scenic landscapes, The North offers a captivating blend of history and tranquillity. Located 6 miles south of Monmouth and 2 miles east of Trelleck, 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, Trelleck 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

- Four-bedroom dormer style bungalow
- Beautifully presented throughout
- Wonderful views
- Well-proportioned accommodation
- Lovely wraparound garden
- Gated driveway and workshop/store



STEP INSIDE



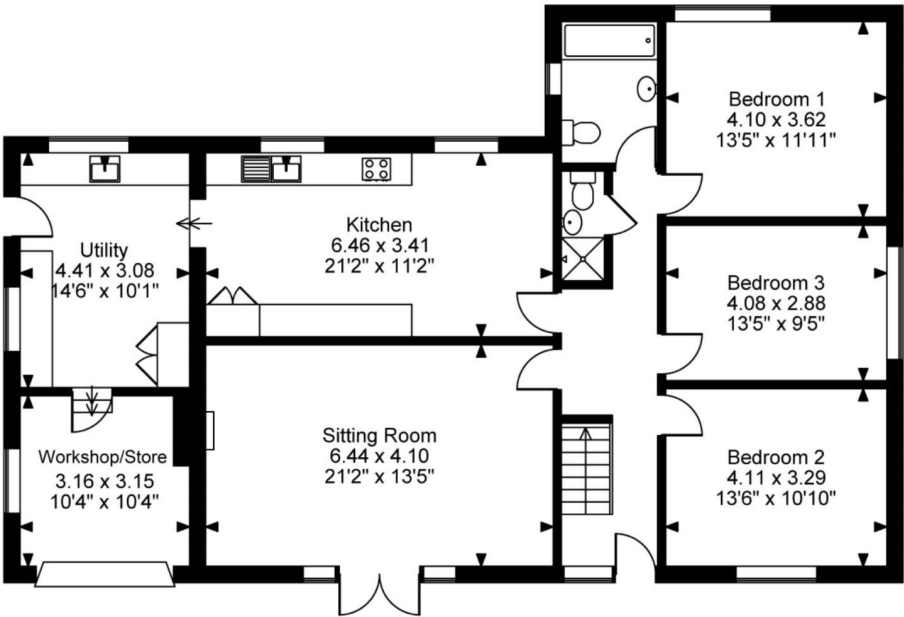
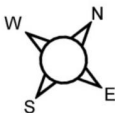
As you step into the property, a welcoming porch leads into a spacious entrance hallway, providing access to the ground floor accommodation and a staircase to the first floor.

The generously sized living room features a broad window and French doors at the front, leading to a raised decked area, allowing natural light to flood the space while showcasing beautiful views. A feature fireplace with a log burner adds warmth and character.

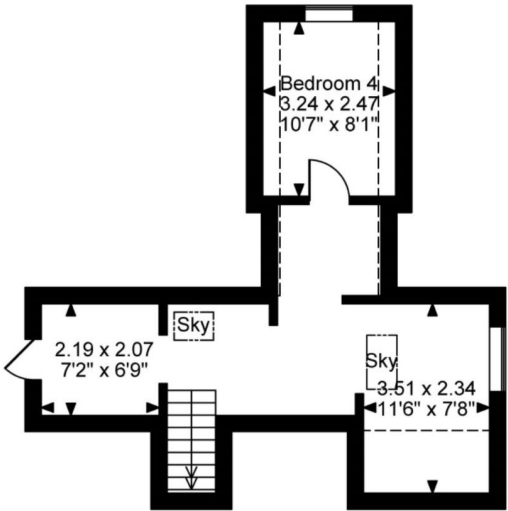
The kitchen is a standout feature of the home, boasting a range of modern wall and base units, a Belfast sink, an induction hob, and an integrated oven, with ample room for a dining table and chairs.

An archway opens into the large utility room, which offers space and plumbing for a washing machine, tumble dryer, and dishwasher, along with additional wall and base units and a Belfast sink.

Swn Y Plant, The Narth, Monmouth
Approximate Gross Internal Area
Main House = 1661 Sq Ft/154 Sq M
Garage = 107 Sq Ft/10 Sq M
Total = 1768 Sq Ft/164 Sq M



Ground Floor



First Floor

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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From here, a door provides access to the workshop/store and a further door to the garden.

The ground floor also includes three well-proportioned bedrooms, each enjoying delightful views of the garden or surrounding countryside.

Completing this level is a stylish and contemporary family bathroom, along with a separate shower room.

On the first floor, a spacious landing leads to an additional bedroom, currently used as a home office. This level also features a storage area, ideal for a walk-in wardrobe, with access to further eaves storage.

STEP OUTSIDE



The property is approached through an electric gate, leading to a private driveway with parking for three cars. Surrounding the home, the beautifully landscaped garden offers stunning views and a high level of privacy. Primarily laid to lawn, it features mature borders and a spacious decked seating area, perfect for outdoor entertaining.

INFORMATION

Postcode: NP25 4QG
Tenure: Freehold
Tax Band: G
Heating: Oil
Drainage: Private
EPC: TBC





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, proceed past this and follow the road. Turn left down the lane to the end where Swn Y Plant will be found on the left-hand side.



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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.