



TRELLECK

£425,000



WILLOW DEAN

Trelleck, Monmouth, Monmouthshire NP25 4PE



Three bedroom detached bungalow
Spacious living accommodation
Lovely sized garden

Situated in the peaceful village community of Trelleck, between the neighbouring towns of Monmouth and Chepstow, this charming cottage is within a short distance to several local amenities, including the Church, village pub and the well-regarded Primary School. Within the Wye Valley National Park, Trelleck is surrounded by scenic walks and roaming countryside.

Just over 4 miles away is the beautiful market town of Monmouth. 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.



£425,000



KEY FEATURES

- Three bedroom detached bungalow
- Generously proportioned accommodation throughout
- Lovely gardens
- Sought after village location
- No onward chain
- Garage and driveway parking



STEP INSIDE

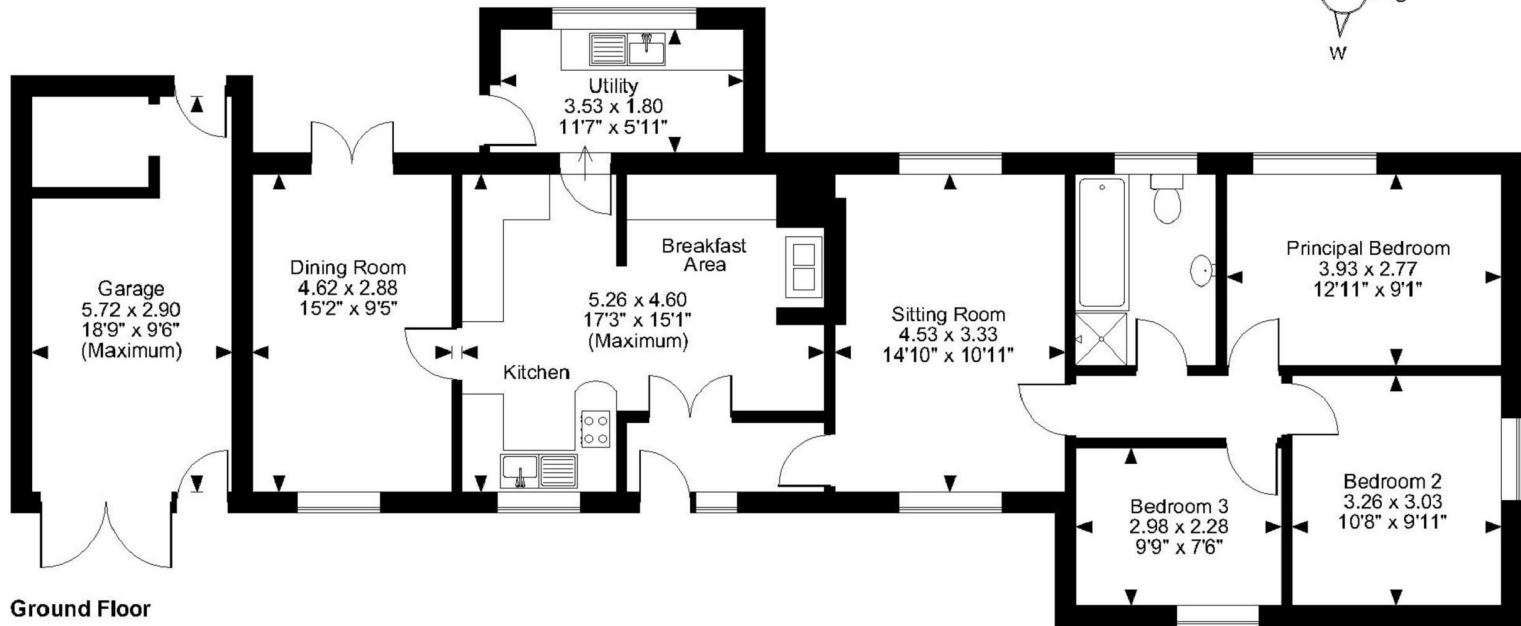
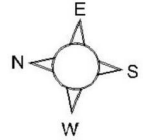


As you step into this charming property, a spacious entrance hallway welcomes you, offering access to the generous kitchen breakfast room via double doors and a separate door leading to the sitting room.

The well-equipped kitchen features an extensive range of wall and base units, an integrated oven with induction hob, and a traditional Aga.

A door leads to the formal dining room, which opens onto the rear garden, while a separate utility room provides space for a washing machine and tumble dryer.

Total = 1266 Sq Ft/118 Sq M



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With its spacious rooms, functional layout, and seamless indoor-outdoor flow, this home perfectly balances comfort and practicality.

STEP OUTSIDE



The property is accessed via a spacious driveway, offering ample parking for multiple vehicles and leading to the garage. The front also features a neatly maintained lawn, enhancing its curb appeal. At the rear, there is a generous patio area with a spacious well maintained level lawn to the side, perfect for families and a great space for extension if required, subject to the relevant planning applications.

INFORMATION

Postcode: NP25 4PE

Tenure: Freehold

Tax Band: F

Heating: Gas LPG

Drainage: Private

EPC: E





DIRECTIONS

From Monmouth take the B4293 towards Chepstow. Continue for approximately 5 miles until you reach the village of Trelleck, carry on past the Lion Inn and the church on your right-hand side. Continue and veer left at the fork in the road where Willow Dean will be found a short distance along on the left-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)		63
E (39-54)	40	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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