



# TRELLECK

Guide price **£279,000**



**A** ARCHER & CO

[www.archerandco.com](http://www.archerandco.com)

To book a viewing call 01600 713030



# 14 ROMAN WAY

Trelleck, Monmouth, Monmouthshire NP25 4PB



Well-presented three-bedroom semi-detached home  
Popular village location  
Driveway parking and garage

Situated in the peaceful village community of Trelleck, between the neighbouring towns of Monmouth and Chepstow, this property is within a short distance to several local amenities, including the Church, village pub and the well-regarded Primary School. There is access to the Nature Reserve directly behind the house and it also lies within the Wye Valley National Landscape, 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.





Guide price  
£279,000

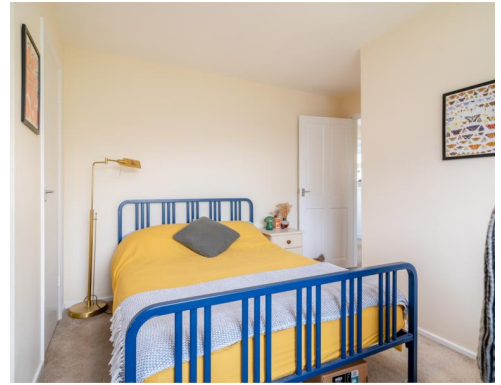


### KEY FEATURES

- Three-bedroom semi-detached home
- Well-proportioned throughout
- Sought after village location
- Generous garden
- Well presented
- Driveway parking and garage



# STEP INSIDE



Upon entering the property, you are welcomed by a spacious entrance hallway, providing access to the sitting/dining room and stairs leading to the first floor.

The sitting/dining room benefits from a large picture window at the front and an additional rear-facing window, allowing an abundance of natural light to fill the space.

A door leads through to the kitchen, which features a range of cream wall and base units, an integrated oven and induction hob, and space with plumbing for a washing machine. A side door from the kitchen provides access to the rear garden.

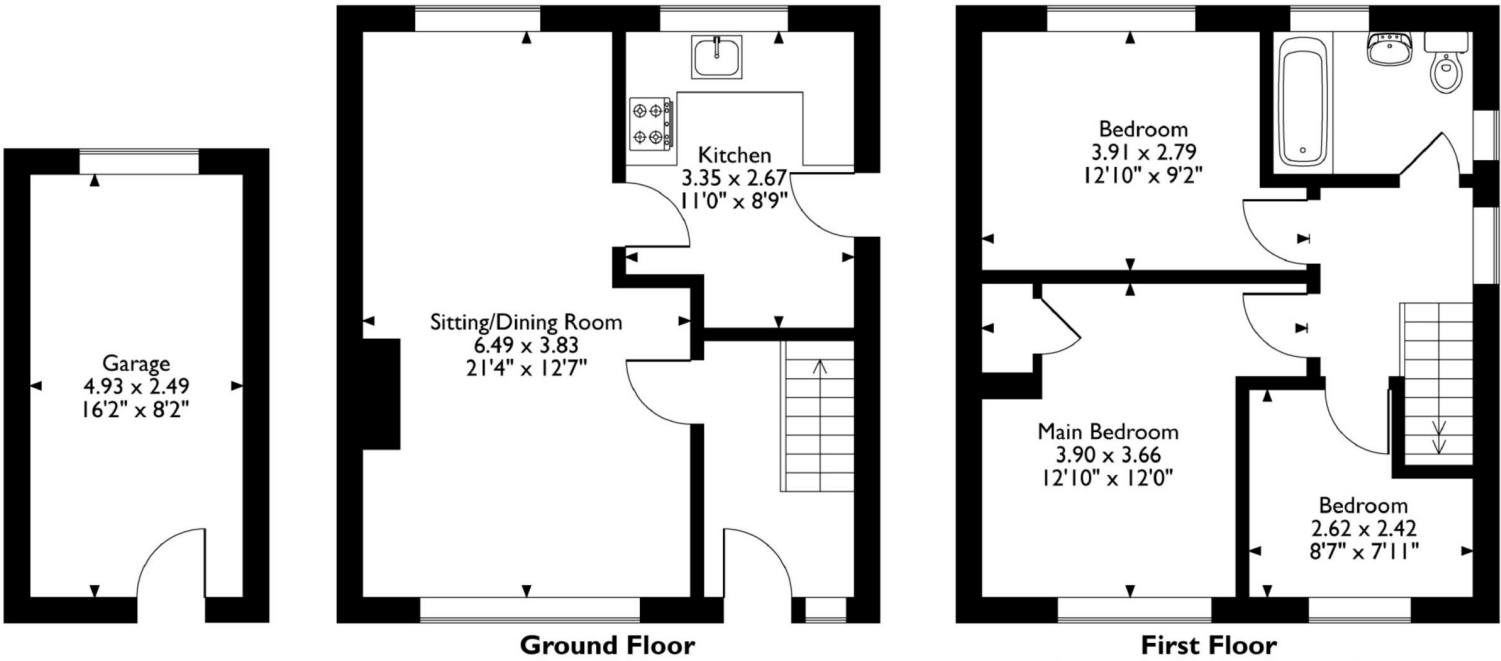
14, Roman Way, Trelleck, Monmouth

Approximate Gross Internal Area

Main House = 76 Sq M/818 Sq Ft

Garage = 12 Sq M/129 Sq Ft

Total = 88 Sq M/947 Sq Ft



**Ground Floor**

**First 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.

Upstairs, the landing leads to three bedrooms and the family bathroom.

The principal bedroom enjoys a front-facing window and a built-in storage cupboard.

The second bedroom is a spacious double, while the third is a well-proportioned single, ideal for use as a study if desired.

The family bathroom is fitted with a modern white three-piece suite, completing this charming and well-maintained home.



# STEP OUTSIDE



To the front, the property offers driveway parking for two vehicles, leading to a convenient garage. The rear garden is generously sized - ideal for families - and features a patio area perfect for outdoor entertaining. Steps lead up to a well-maintained lawn, bordered by mature shrubs and trees, creating a private and attractive outdoor space.

## INFORMATION

Postcode: NP25 4PB

Tenure: Freehold

Tax Band: D

Heating: Oil

Drainage: Mains

EPC: C







## DIRECTIONS

From Monmouth take the B4293 towards Chepstow. Continue for approximately 5 miles until you reach the village of Trelleck. Turn right into Roman Way opposite Trelleck Primary School where number 14 will be located on the right-hand side near the end of the road.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		87
B (81-91)		
C (69-80)	73	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

2 Agincourt Square, Monmouth, NP25 3BT  
 01600 713030  
 monmouth@archerandco.com  
 www.archerandco.com



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.