



TRELLECK

Guide price £300,000



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12 ROMAN WAY

Trelleck, Monmouth, Monmouthshire NP25 4PB



Delightful extended three-bedroom
semi-detached home
Village location near to Monmouth

This well-presented extended three-bedroom semi-detached home is situated at the end of a quiet Cul-du-sac with a beautiful private outlook over countryside in the highly sought-after village of Trelleck.

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.



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KEY FEATURES

- Three bedroom extended semi-detached home
- Quiet cul-du-sac position
- Countryside views
- Popular village
- Garage



STEP INSIDE



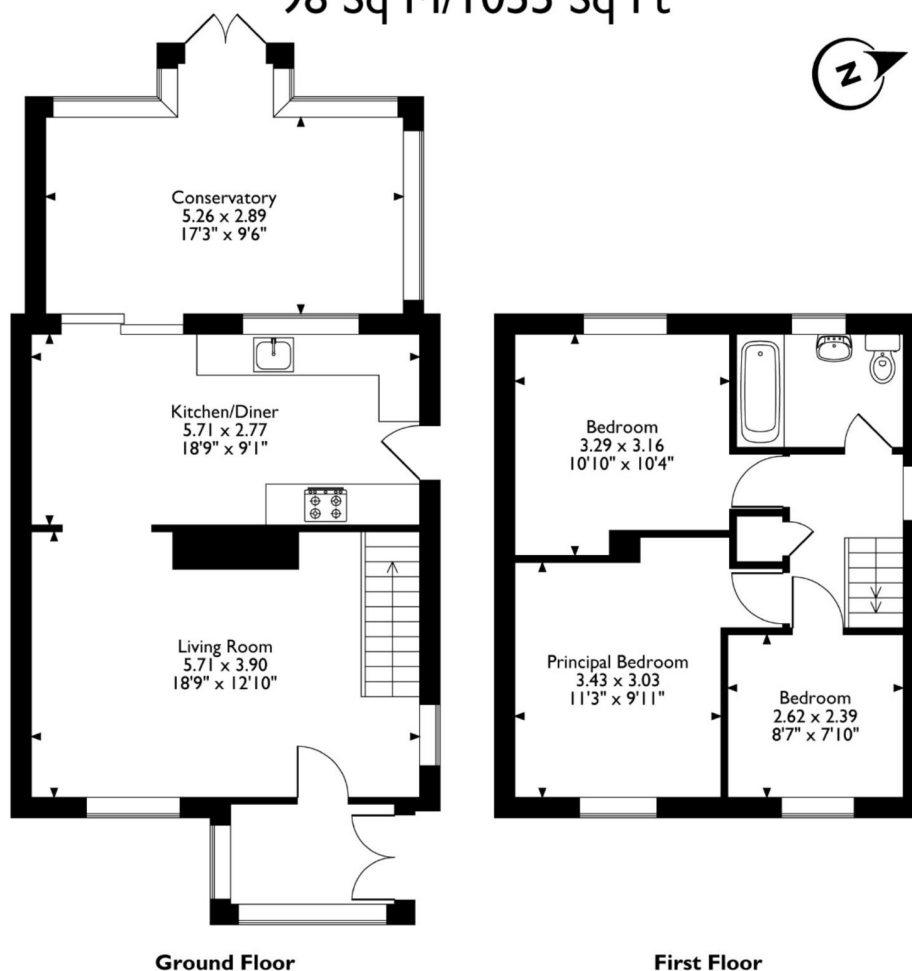
Access to the property is via a convenient porch with surrounding glazed windows and a glazed panel door leading into the lounge.

The lounge is generously sized, with a broad front-facing window and an additional side window that together create a bright and airy atmosphere. A feature brick fireplace adds character, while stairs rise to the first floor. An archway opens into the spacious kitchen/breakfast room.

The kitchen/breakfast room offers ample space for a dining table and chairs and is fitted with a range of modern wall and base units. Integrated NEFF appliances include a double oven and hob, with plumbing for both a washing machine and dishwasher. The room is finished with tiled flooring, a side entrance door, and direct access to the impressive conservatory.

The conservatory is a true highlight of the home, offering an abundance of space and open views through its surrounding windows over the private rear garden and beautiful open countryside beyond.

12, Roman Way, Trelleck, Monmouth
Approximate Gross Internal Area
98 Sq M/1055 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.

First Floor

The landing provides access to the airing cupboard housing the combination boiler, a loft hatch, all three bedrooms, and the family bathroom.

The principal bedroom is positioned at the rear, enjoying a broad window framing fantastic views over the surrounding fields.

The second bedroom is another generous double, while the third bedroom is a comfortable single with space for additional furniture.

The family bathroom is fitted with a panelled bath with MIRA shower and screen, W.C., and a pedestal wash hand basin.

STEP OUTSIDE



The well-maintained front garden features a driveway providing off-street parking and leading to the single garage. Recently laid, stylish patio slabs and a raised sleeper-edged border with stone chippings add to the property's kerb appeal. A side gate provides access to the rear garden.

The private rear garden boasts a generous, modern patio area - perfect for outdoor dining and entertaining - alongside a lawn and a further seating area at the rear. The space also benefits from useful garden sheds and enjoys picturesque views over the open countryside beyond.

INFORMATION

Postcode: NP25 4PB
Tenure: Freehold
Tax Band: D
Heating: Gas LPG
Drainage: Mains
EPC: F





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 12 will be located at the end of the cul-du-sac.



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)		
F (21-38)	31	
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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