



PENALLT, MONMOUTH

Guide price **£595,000**



AMBERLEY

Pentwyn Park, Penallt, Monmouth, Monmouthshire NP25 4SP



Spacious Detached Four Bedroom Bungalow
Quiet exclusive cul de sac
Extensive Garden approx. 0.57 of an Acre

Rare to the market, this spacious four-bedroom detached bungalow sits on a fantastic plot of approximately 0.57 acres. Offering plentiful parking and a double garage, the property provides generous accommodation throughout. While some modernisation is required, it presents a superb opportunity to create a home tailored to your own style and taste.

Situated in the peaceful village of Penallt, this delightful family home is located within the Wye Valley Area of Outstanding Natural Beauty.

The property is nestled amongst nature, with the outdoor pursuits of the River Wye and scenic countryside walks on the doorstep yet is only a ten-minute drive to the neighbouring town of Monmouth. Monmouth is a charming market town steeped in history, with a fantastic high street enjoying food stores such as Marks & Spencer and Waitrose, a pharmacy and independent cafes and restaurants.

Monmouth offers great primary and secondary schooling, along with several sporting clubs for all ages. Road links to the A40 allow for easy commuting in a wonderful position on the border of Wales and England.



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KEY FEATURES

- Large Executive Four Bedroom Bungalow
- Exclusive Quiet cul de sac
- Approx 0.57 acre plot
- Double garage and Extensive Parking
- Popular Village Location
- No Onward Chain



STEP INSIDE



Enter the property into the large hallway which gives access to all rooms.

The lounge is a generous size, with two front-aspect windows and a feature log burner, perfect for creating a warm and cosy atmosphere on winter evenings.

A door leads through to the dining room, which could also be used as a home office or snug.

From here, a further door opens into the spacious kitchen/diner, fitted with a range of wall and base units, built-in appliances including an oven, fridge/freezer, and a BOSCH electric hob.

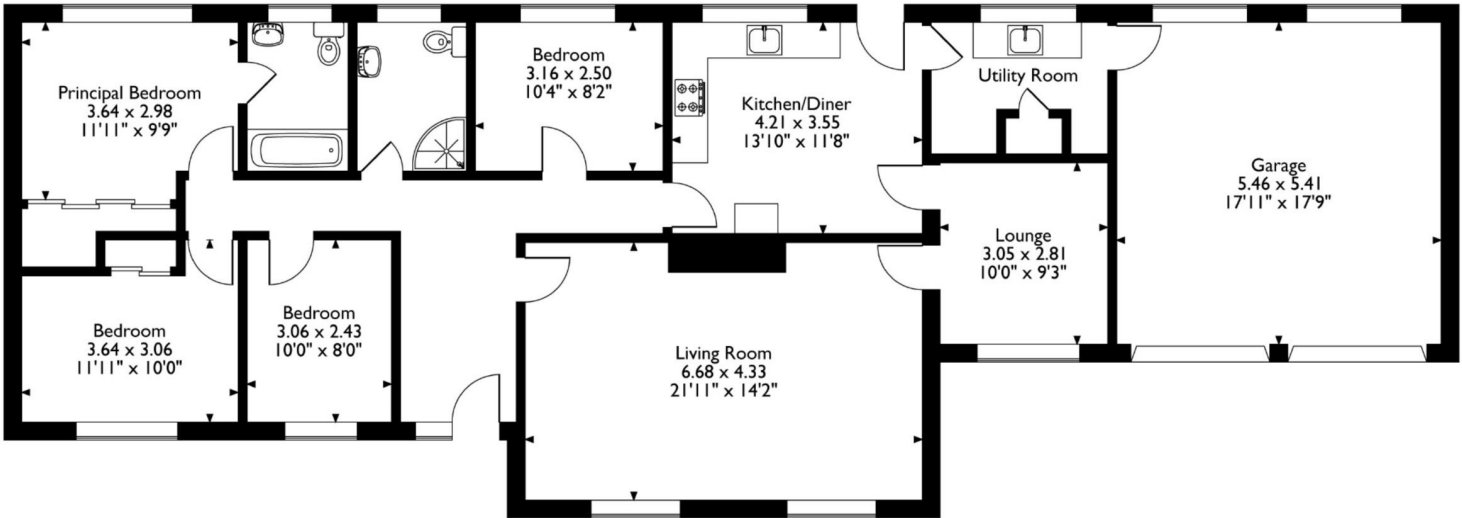
The kitchen enjoys a broad window overlooking the private rear garden, as well as a half-glazed door leading out to the patio - an ideal space for outdoor dining and entertaining.

A door returns to the hallway, while another provides access to the useful utility room, which offers a window overlooking the garden, plumbing for a washing machine, space for a tumble dryer, the central heating boiler, and a cupboard housing the hot water cylinder. From the utility, a further door leads directly into the large double garage.

Amberley, Pentwyn Park, Penallt, Monmouth

Approximate Gross Internal Area

158 Sq M/1701 Sq Ft



Ground 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.

There are four bedrooms in total, three of which are generous doubles, along with a well-proportioned single.

The principal bedroom enjoys views over the fabulous rear garden and benefits from fitted wardrobes and a spacious, fully tiled en-suite bathroom.

The en-suite comprises a W.C., panelled bath with MIRA shower over and folding screen, and a wall-mounted wash hand basin.

A separate family shower room is also accessed from the hallway, fitted with fully tiled walls, a shower cubicle, vanity wash hand basin with storage cupboards and shelving, and a W.C.

STEP OUTSIDE



The property is approached via a large front garden with an in-and-out driveway, providing ample parking for multiple vehicles and access to the double garage. To the side, there is a further substantial lawned area, adding to the sense of space and privacy.

The private rear garden is a wonderful feature of the property, offering a large patio area ideal for outdoor dining and entertaining, along with an extensive lawn surrounded by established planting. In addition, there is a substantial wooden storage shed and two further sheds, perfect for garden tools and equipment.

INFORMATION

Postcode: NP25 4SP

Tenure: Freehold

Tax Band: G

Heating: Oil

Drainage: Private

EPC: D





DIRECTIONS

Proceed down Monnow Street bearing left then right crossing over the new Monnow bridge. Turn left at the traffic lights and bear right in front of the petrol station towards Mitchel Troy. Take the first left signed Trellech, proceed up the hill then take the next left signed Penallt. Proceed towards the village of Penallt turning left passing the tennis club, follow this road around towards the village where the entrance for Pentwyn Parc will be located on your right 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)	60	78
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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