



MITCHEL TROY

Guide price £260,000



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# KAMBAMILL

Mitchel Troy, Monmouth, Monmouthshire NP25 4BD



Three-bedroom semi-detached bungalow  
Located in the village of Mitchel Troy  
No onward chain

Located in the lovely community of Mitchel Troy, just outside Monmouth, the property is in a peaceful position. 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 School for Girls and Monmouth Boys School. The property enables easy commuting with fantastic road links to the A40 and M4.





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### KEY FEATURES

- Three-bedroom semi-detached bungalow
- Sought after village location
- Well-proportioned throughout
- Private garden
- No chain
- Parking and garage to the rear





# STEP INSIDE



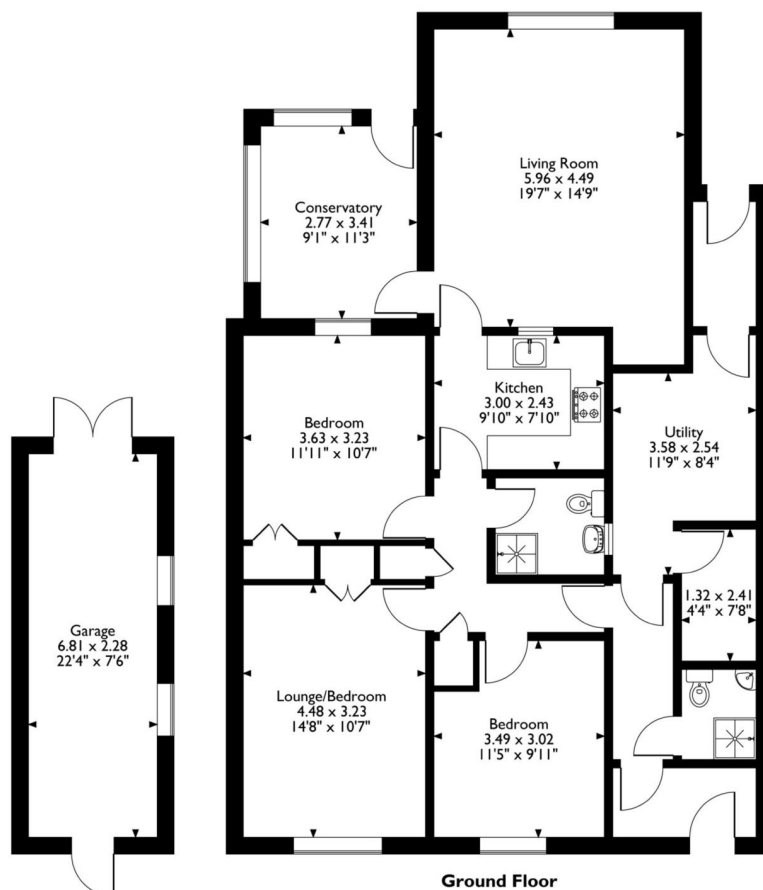
This well-proportioned, three-bedroom semi-detached bungalow offers a fantastic opportunity for modernisation, allowing you to add your own personal touch.

Upon entering, you are welcomed by an entrance porch leading into the inner hallway, which provides access to all areas of the home.

The property features three generously sized double bedrooms, two of which include built-in storage and offer views of either the front or rear gardens.

One of the bedrooms is currently used as a second reception room, adding flexibility to the layout.

Kambamill, Mitchel Troy, Monmouth  
 Approximate Gross Internal Area  
 Main House = 120 Sq M/1292 Sq Ft  
 Garage = 16 Sq M/172 Sq Ft  
 Total = 136 Sq M/1464 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.

The kitchen is fitted with a range of wooden wall and base units, offering space for an under-counter fridge and an integrated gas hob. It connects to a spacious, light-filled living room with a large window overlooking the rear garden. From here, a door leads to the conservatory, which provides additional access to the garden.

The bungalow benefits from two shower rooms, one of which has been recently modernised into a wet room. Additionally, there is a large utility room with extra storage and direct access to the rear of the property.



# STEP OUTSIDE



The property offers a high level of privacy, with a gated entrance leading to the mature front garden and access to the front of the home. The private rear garden is well-established, primarily laid to lawn, and features a patio area perfect for outdoor entertaining. Additionally, a door from the garden provides direct access to the garage, which leads to the parking space.

## INFORMATION

Postcode: NP25 4BD  
Tenure: Freehold  
Tax Band: D  
Heating: Gas  
Drainage: Mains  
EPC: D







## DIRECTIONS

From Monmouth, take the B4293 towards Church St, continue to follow B4293. Pass the turning to Penalt, Trellech and Chepstow, continuing straight onto Mitchel Troy. Continue a short distance through the village and Kambamill is located on the right-hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		84
B (81-91)		
C (69-80)		
D (55-68)	59	
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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