



## Longhouse Barn, Penperlleni offers in excess of £330,000

- Three Bedrooms
- Semi- detached property
- Open plan kitchen/lounge/dining room
- Well presented throughout
- Master bedroom with en suite facilities
- Popular Village location with a pub and shop close by
- Garage and driveway providing off road parking
- Council Tax Band D



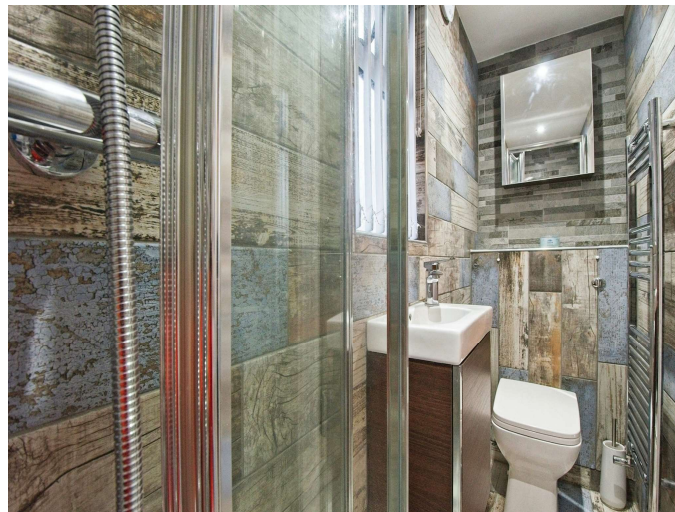
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## About the property

An attractive semi detached property situated within this thriving village community in Monmouthshire. There is ample living accommodation to include a magnificent open-plan kitchen, dining and lounge/family room. There is garage and a double driveway providing off-road parking.





## Accommodation

### Entrance Hall

Tiled wood effect flooring, ceiling spotlights, radiator. Doors to the kitchen and lounge/dining room and downstairs Bathroom. Carpeted stairs to the first floor.

### Downstairs Family Bathroom

Tiled wood effect flooring and tiled walls. Ceiling Side facing Obscure window. Corner shower unit, bath, wash hand basin with storage beneath, W.C and extractor fan. Underfloor heating

### Kitchen

11' 1" x 9' 1" Min ( 3.38m x 2.77m Min )

Modern fitted kitchen with a range of grey base and wall units with wooden worktops and plenty of storage. Integrated fridge and freezer. Integrated oven and grill. Electric hob with extractor fan above. Underfloor heating. Tiled flooring and tiled walls. Storage cupboard. Ceiling spotlights, radiator and rear facing window. Under floor heating. Door to the utility room. Entrance to open plan lounge/dining area.

### Utility Room

16' 1" x 5' 1" ( 4.90m x 1.55m )

Tiled flooring and part tiled walls. Wall unit with worktop. Space for white goods. Ceiling lights and radiator. Doors tot the rear garden.

### Lounge / Dining Room

29' 1" x 10' 1" ( 8.86m x 3.07m )

Tongue and groove oak flooring, large front facing window. Log burner. Ceiling spot lights and two radiators. French patio

doors lead to the rear garden. Roof windows. Door to the entrance hallway. Entrance to the kitchen.

### Landing

Carpeted stairs. Ceiling lights. Radiator. Rear facing window. Doors to bedrooms Loft access.

### Bedroom One

9' 1" x 11' 10" ( 2.77m x 3.61m )

Side facing window. Laminate flooring. Ceiling lights. Build in wardrobes. Door to ensuite shower room.

### En Suite Shower Room

Tiled flooring. Tiled walls. Obscure rear facing window. Ceiling spot lights. Chrome vertical radiator. Shower. Floating wash hand basin. W/C.

### Bedroom Two

9' 2" x 8' 5" ( 2.79m x 2.57m )

Laminate flooring. Ceiling lights. Radiator. Front facing window. Built in wardrobes. Ensuite with W/C and wash hand basin.

### Bedroom Three

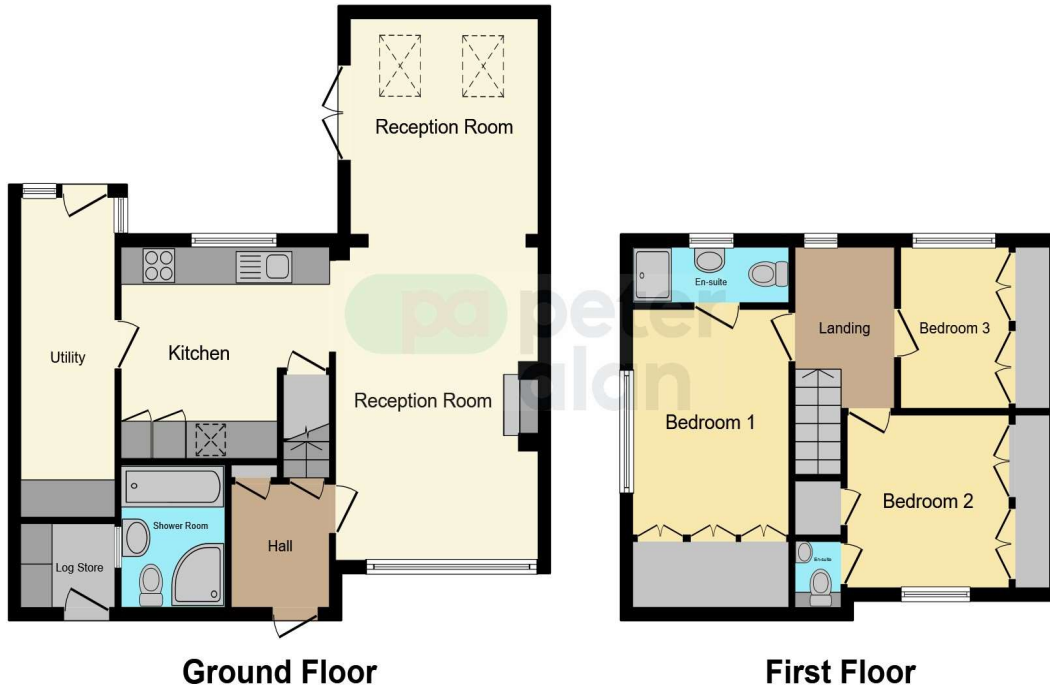
8' 6" x 6' 1" ( 2.59m x 1.85m )

Laminate flooring. Ceiling lights. Radiator. Rear facing window. Built in wardrobes.

### Front Garden

Gated entrance to the front of the property. Raised lawned area with glass surround. Patio seating area. Storage area currently housing firewood.

## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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