



TINTERN

Guide price **£595,000**



TRECFER

Trelleck Road, Tintern, Monmouthshire NP16 6SN



3 bed detached bungalow

Beautiful landscaped garden with a summer house

Off road parking for 3 vehicles

This property has been thoughtfully updated by the current owners, who have reconfigured the layout to create a stunning, modern kitchen that seamlessly leads into the conservatory. From here, you can enjoy picturesque views of the rear garden. The garden itself is a true delight, having been redesigned to become a perfect outdoor retreat where you can relax and soak up the evening sun. Additionally, the property features a summer house equipped with electricity and internet connection, which could be used as a workshop or a versatile space for leisure activities.

Located approximately half a mile from the picturesque village of Tintern, and as Tintern is set on the banks of the River Wye, this very well-presented three-bedroom detached bungalow enjoys an idyllic setting. The spacious accommodation includes a welcoming living room with a cosy gas fire, a beautiful kitchen/breakfast area featuring a large central island and a vaulted ceiling, and a conservatory that offers lovely views of the landscaped gardens. The property benefits from four bedrooms, with the master bedroom having an en-suite shower room, as well as a family bathroom. Outside, there is a driveway on one side for convenient parking, and large, mature gardens on the other, providing a peaceful and private outdoor space in this charming location.

The area boasts an extensive network of local footpaths that connect with two long-distance trails the Wye Valley Walk and Offa's Dyke Path. Crossing the former wireworks railway bridge onto the English side of the river, you'll find several clearly marked paths to explore. One of the most notable routes is the path leading to the famous 'Devil's Pulpit,' offering stunning views and a truly memorable outdoor experience.



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KEY FEATURES

- 3-bed detached bungalow
- Situated in a pretty part of the Wye Valley on the outskirts of Tintern
- Private garden with a summer house
- Modern family bathroom
- Great family kitchen with vaulted ceiling and central island



STEP INSIDE



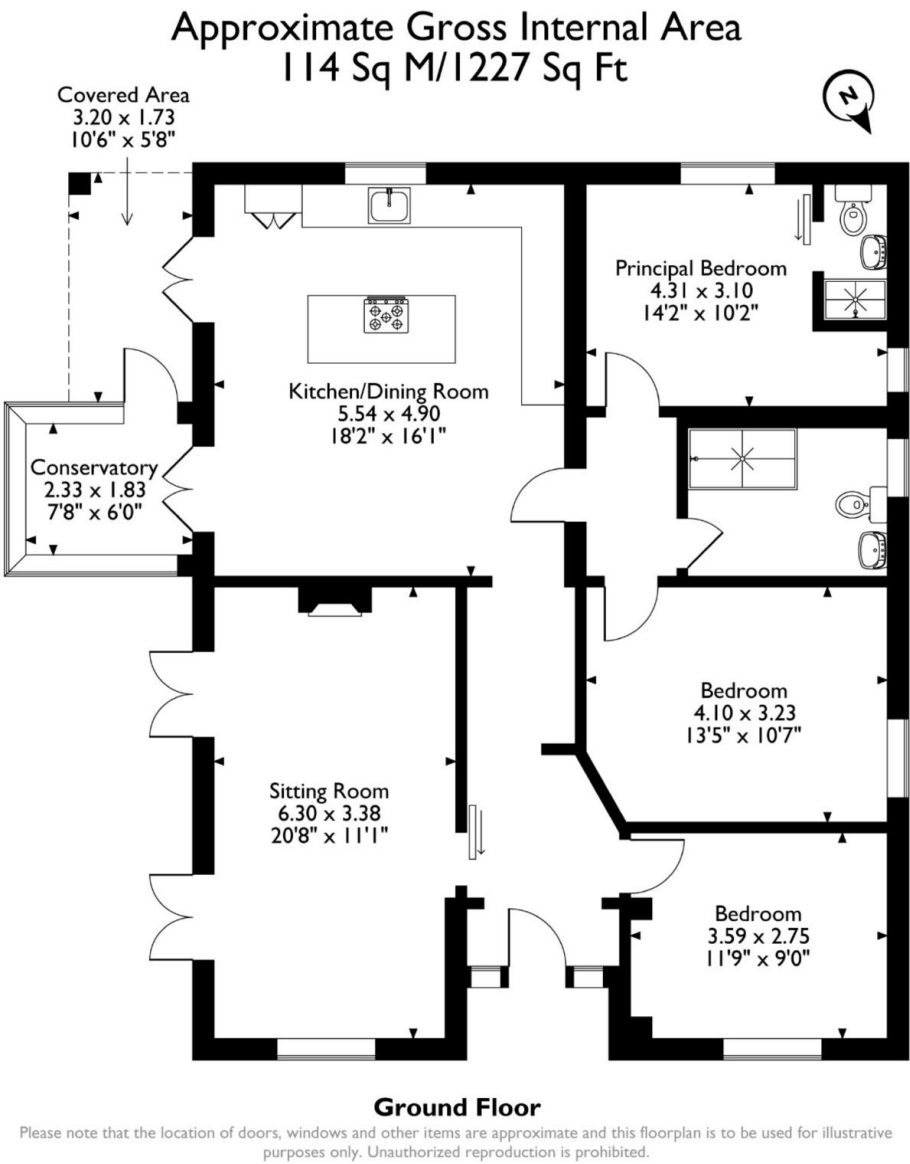
As you step through the glass front door that fills the entrance with natural light, you'll immediately notice the meticulous attention to detail in the finishing touches throughout the home.

The owners have crafted a truly wonderful bungalow, beginning with a welcoming hall featuring tiled flooring in a pleasing wooden-look porcelain tile, with fitted units for coats and boots, which seamlessly leads to a spacious lounge.

The lounge offers a warm and inviting atmosphere, enhanced by a feature fireplace with a period slate surround that adds cosy charm. An alcove beside the chimney breast provides shelving, perfect for display or storage.

Two French doors within the lounge provide seamless access to the rear garden, creating an ideal space for relaxing or entertaining with easy indoor-outdoor flow.

As you step into the kitchen, you'll notice a wonderful, modern design featuring fitted wall and base units with Corian worktops. The room boasts a vaulted ceiling with characterful, feature beams and a large central island with sitting areas underneath, as well as ample space for a breakfast table. There is access to a small conservatory, which is ideal as a work-from-home space, overlooking the garden. French doors lead to the under-cover area, providing a perfect spot to sit and enjoy an alternative view of the garden. There is underfloor heating in both kitchen and bathroom.



Being a bungalow, the rooms are highly versatile and can be adapted to suit your needs.

There are currently three bedrooms, or three rooms that could be dedicated to a study, of formal dining room demonstrating the flexible layout that can accommodate a variety of lifestyles.

The principal bedroom, situated at the rear of the property, boasts a vaulted ceiling with charming feature beams and benefits from an en-suite modern shower room.

This private sanctuary is accessed through a sliding door into a pod-like space, adding both convenience and privacy to this thoughtfully designed home.

STEP OUTSIDE



Situated on a spacious plot, the property features a gravelled frontage that could be easily utilised as off-road parking. To one side of the bungalow, a driveway, provides ample space for two or three vehicles, including directly to the front of the property, offering convenient and secure parking.

On the opposite side, you'll find the attractive, mature landscaped garden area, which includes a well-maintained lawned section, a raised seating area perfect for outdoor entertaining, and an abundance of mature shrubs and ornamental trees that create a private and tranquil outdoor retreat. This generous garden space complements the property, providing both functional and scenic outdoor living options.

INFORMATION

Postcode: NP16 6SN

Tenure: Freehold

Tax Band: F

Heating: Gas LPG

Drainage: Mains

EPC: G





DIRECTIONS

From Chepstow Racecourse Roundabout, take the A446 signposted Tintern and Monmouth. Continue along this road for approximately 6 miles. On entering the village of Tintern, stay on the main road until you reach a junction with the Wye Valley Hotel on the left. Take this turning left onto Trelleck Road, continue for just over half a mile, and the property can be found on the left-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)		
E (39-54)		
F (21-38)		
G (1-10)	18	31
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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