



MITCHEL TROY COMMON

Guide price **£585,000**



LANGLANDS

Mitchel Troy Common, Monmouth, Monmouthshire NP25 4JB



Immaculate throughout
Desirable location
Four bedrooms

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.

Internally, the bungalow offers a bright and generously proportioned layout, comprising four bedrooms, two bathrooms, two reception rooms, and a modern kitchen. Notable features include a striking stone fireplace, part-glazed oak panelled doors, and a tasteful combination of carpeted and porcelain herringbone tiled flooring.

The kitchen forms the heart of the home, thoughtfully designed with a comprehensive range of units and integrated appliances. In addition, there is a delightful garden room, providing a peaceful space to relax and enjoy the surrounding outlook.

This four-bedroom bungalow perfectly combines modern living with warmth and tranquillity, making it an ideal family home in a highly desirable location.

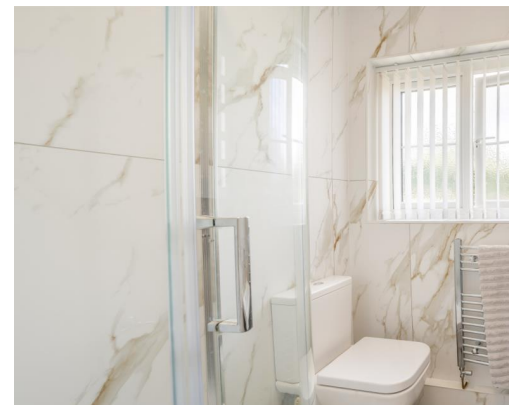


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KEY FEATURES

- Well-presented bungalow
- Semi-rural location
- Four bedrooms
- Feature garden room
- Large garden
- Garage



STEP INSIDE



The property is entered via a wooden front door into a welcoming hallway, finished with wood-effect herringbone tiled flooring.

From here, oak doors lead to the principal rooms, with useful storage cupboards providing practical space.

The kitchen is well-appointed with a range of base and wall units complemented by laminate worktops and tiled splashbacks. It incorporates a stainless-steel sink and drainer, integrated dishwasher, double oven, and a four-ring gas hob. Windows to the front and side elevations allow for plenty of natural light, creating a bright and functional space at the heart of the home.

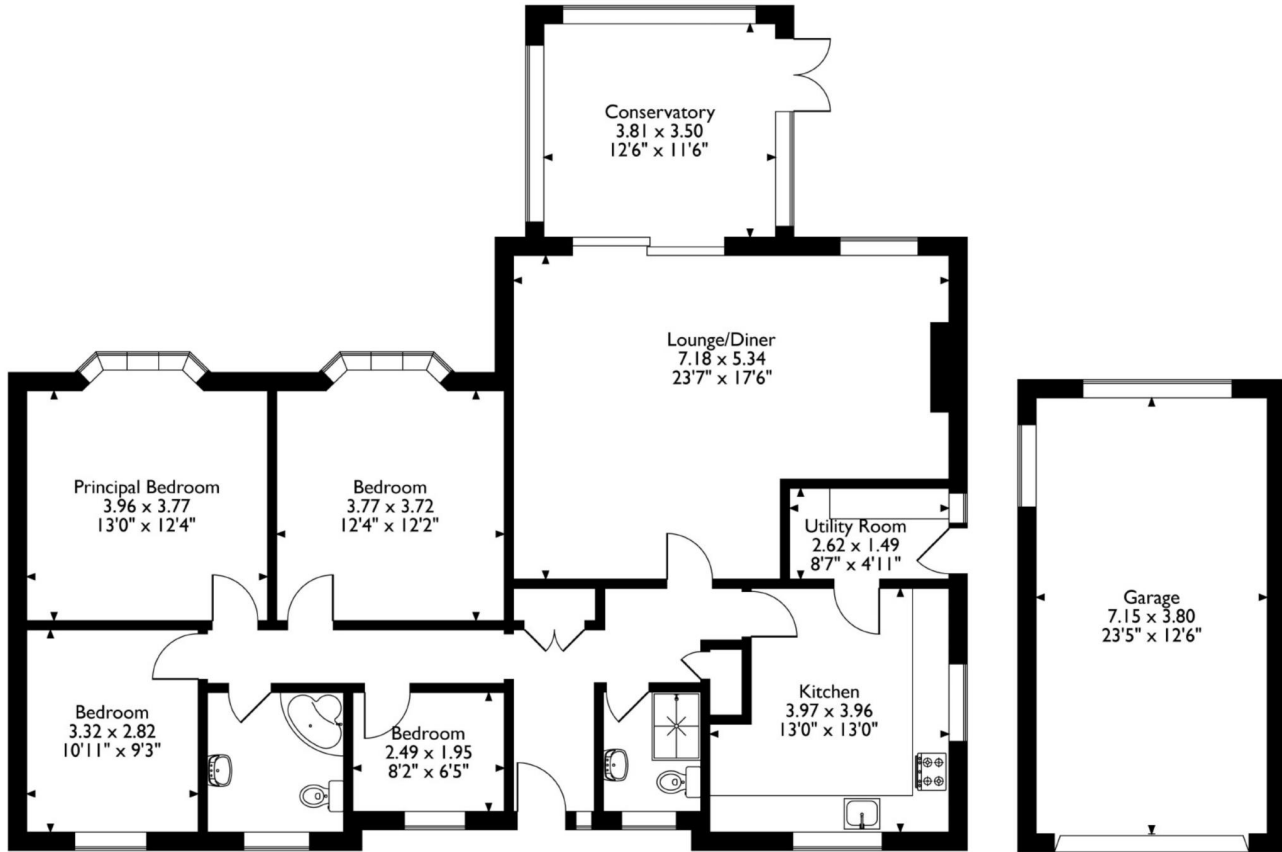
Leading from the kitchen, the utility room offers additional storage and workspace, with further base units, plumbing for a washing machine and dryer, and space for a fridge freezer. A side door provides convenient external access.

The living room is generously proportioned and forms a comfortable central living space, with a fireplace housing a gas fire as its focal point. A window to the rear elevation enhances the light, while French doors open into the adjoining garden room.

The garden room is a particularly attractive feature, offering a peaceful and versatile space to relax while enjoying views of the garden. Surrounded by windows to the side and rear, and with French doors opening onto the sun terrace, it creates a seamless connection between indoor and outdoor living.

Langlands, Street: Mitchel Troy Common, Monmouth, Monmouthshire

Approximate Gross Internal Area
 Main House = 139 Sq M/1496 Sq Ft
 Garage = 27 Sq M/291 Sq Ft
 Total = 166 Sq M/1787 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.

The property offers four bedrooms, all well-presented and filled with natural light.

The principal bedroom is especially spacious and benefits from fitted wardrobes and a charming bay window with a built-in window seat and storage beneath, overlooking the rear garden.

The remaining bedrooms are positioned to the front of the property, with two also featuring fitted storage, making them ideal for family living or flexible use as guest accommodation or a home office.

The accommodation is completed by a modern shower room, recently refitted with a contemporary suite comprising a corner shower enclosure, WC, and wash hand basin set within a stylish vanity unit. The room is finished with tiled flooring, a heated towel rail, and an opaque window to the front, providing both light and privacy.

STEP OUTSIDE



To the front of the property, a low brick boundary wall encloses a neatly maintained lawn. A tarmac driveway provides ample off-road parking for multiple vehicles and leads to a spacious detached garage.

A paved pathway wraps around the property, complemented by well-stocked herbaceous borders and raised flower beds, adding colour and character throughout.

To the rear, the garden is private and enclosed, featuring a generous paved sun terrace that enjoys attractive views and offers an ideal setting for outdoor dining and entertaining. The remainder of the garden is thoughtfully landscaped with a variety of mature trees, shrubs, and a rockery, creating a well-established and tranquil outdoor space. Steps to the side of the property provide convenient access to the driveway and garage.

The detached garage benefits from an electric up-and-over door, windows to the side and rear, a pitched tiled roof, and is fully equipped with power and lighting.

INFORMATION

Postcode: NP25 4JB
Tenure: Freehold
Tax Band: G
Heating: Gas LPG
Drainage: Mains
EPC: F





DIRECTIONS

From our offices proceed over Monnow bridge turning left and the traffic lights. Turn right at the roundabout and bear right following this road for approximately two miles to Mitchel Troy. Proceed through the village turning left onto Common Road. Travel up the hill passing Garthi Close on your right, continue a short distance and turn right into the lane. Follow the lane up the hill for a short distance where the property will then be located on the left handside.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		61
(39-54)	E		
(21-38)	F	36	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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