

# Croes Faen Bungalow Penallt, Monmouth



**ROSCOE ROGERS KNIGHT**

*Town and country properties*



ROSCOE · ROGERS · KNIGHT  
*Town and country properties*

## Croes Faen Bungalow Penallt, Monmouth

This substantial and contemporary designed four-bedroom bungalow occupies a large corner plot located in a desirable village location within walking distance of excellent amenities. Enjoying bright and airy accommodation with a wealth of quality features throughout. Landscaped wrap around gardens and driveway with parking for multiple vehicles.

### Offers in excess of £595,000 Freehold

Traditionally constructed with a coloured rendered exterior and inset double glazed uPVC windows and doors set under pitched tiled roofs. Internal features include low voltage down lighters, a feature fireplace, part glazed and contemporary panelled doors and a combination of ceramic tiled and carpeted flooring. An LPG fired boiler provides domestic hot water and heating to radiators throughout.

**The main entrance to the property is from the gravelled driveway leading to a part glazed door with matching side panel into:**

#### **ENTRANCE LOBBY:**

Two cloaks' cupboards with ample storage. Doors into the following:

#### **BEDROOM FOUR: 2.59m x 3.89m (8'6" x 12'9")**

Window to back. Integrated wardrobe along one wall with a mirrored front and sliding door.

#### **CLOAK ROOM:**

Frosted window to front. Contemporary suite comprising a low level WC and vanity unit with inset wash basin. Roof access hatch. Extraction fan at high level.

#### **BEDROOM TWO: 4.37m x 4.43m (14'4" x 14'6")**

Dual aspect windows to front and side with garden views. Integrated wardrobe along one wall with mirrored sliding doors, hanging rail, shelving and ample storage.

**BEDROOM THREE: 3.40m x 3.76m (11'2" x 12'4")**

Window to front with garden views. Integrated wardrobe along one wall with mirrored sliding doors, hanging rail, shelving and ample storage.

**FAMILY BATHROOM:**

Frosted window to side. A white contemporary suite comprising a low level WC, vanity unit with inset wash basin, bath with central mixer tap and corner shower enclosure with rain shower head, mixer and separate handheld attach. Chrome ladder style radiator. Tilting to all walls.

**BEDROOM ONE: 3.68m x 3.51m (12'1" x 11'6")**

Window to side. Integrated wardrobe along one wall with mirrored sliding doors, hanging rail, shelving and ample storage. Door into:

**EN-SUITE SHOWER ROOM:**

Frosted window to side. A white suite comprising a low level WC, floating vanity unit with inset wash basin and a roomy fully tiled double shower enclosure with mixer valve, rain shower head and separate handheld attachment. Ladder style radiator. Extraction fan at high level.

**From entrance lobby, a pair of part glazed doors into:**

**LIVING ROOM: 6.50m x 4.17m (21'4" x 13'8")**

A feature central fireplace housing wood burner set on a marble hearth with oak mantel over. Two pairs of part glazed folding doors into:

**GARDEN ROOM: 3.78m x 8.35m (12'5" x 27'5")**

An impressively proportioned and incredibly bright principal reception room glazed to two sides with feature gable window and four full-sized folding part glazed doors out to patio. Wide opening into:

**KITCHEN: 3.46m x 3.77m (11'4" x 12'4") average**

A contemporary style kitchen with laminate worktops and base units along three walls and matching central island with inset one and half bowl sink and five ring induction hob with down draft extraction. A range of grey gloss cupboards and drawers set under with integrated fridge, freezer and dishwasher. Complementary wall mounted cabinets and tall unit housing two "slide & hide" Neff ovens. Door into:

**UTILITY ROOM: 3.26m x 1.81m (10'8" x 5'11")**

Window to back and external glazed door to front. "L-shaped" laminate worktop with uprights and inset sink. Grey gloss cupboards set under with integrated wine cooler and complementary tall cabinet. Space for American style fridge/freezer and plumbing for washing machine/tumble dryer. Consumer unit at high level and wall mounted gas boiler.

**OUTSIDE:**

The property is accessed from the country lane leading to a spacious gravelled driveway with parking for multiple vehicles. The gardens wrap around the perimeter of Croes Faen with an extensive level lawned area to the front and a paved pathway leading to a useful outbuilding ideal for garden storage and tools. The main garden features a raised decking seamlessly adjoining the garden room creating a space for alfresco dining and entertaining. Set in the corner, a further patio with seating enjoying pretty garden views. The landscaped lawn is complemented by well-stocked herbaceous borders with an abundance of flowers and plants.

**SERVICES:**

Mains water and electric. LPG fired central heating system and private drainage. Council Tax Band G. EPC rating D.

**DIRECTIONS:**

Take the B4293 towards Trellech. Take the turning left to Penallt and follow the road to the village. Upon reaching the crossroads, the property can be found on the right-hand side. What3words:///adventure.chairing.yield

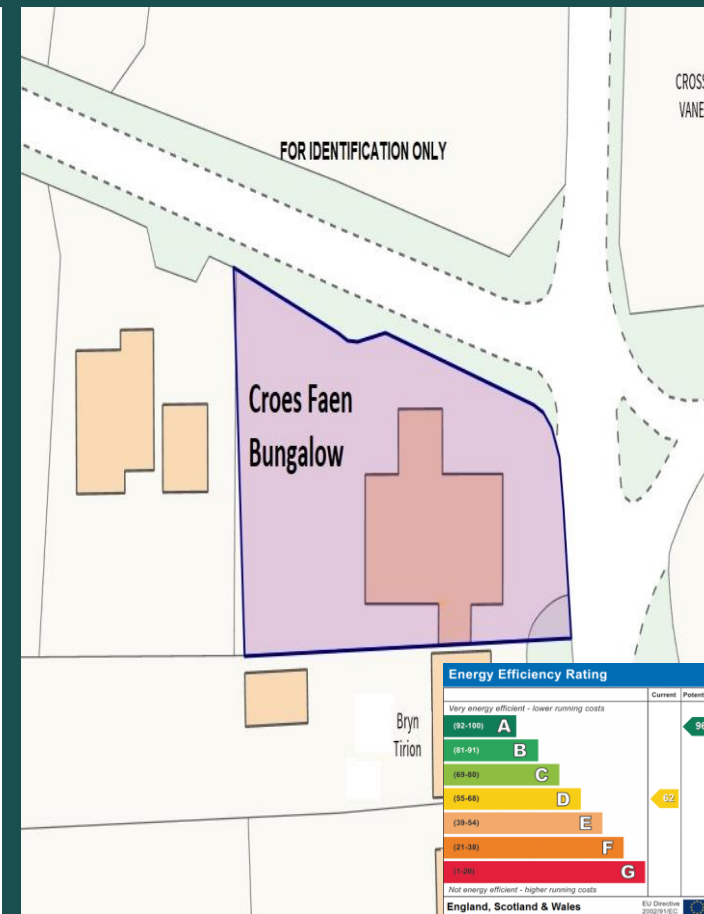
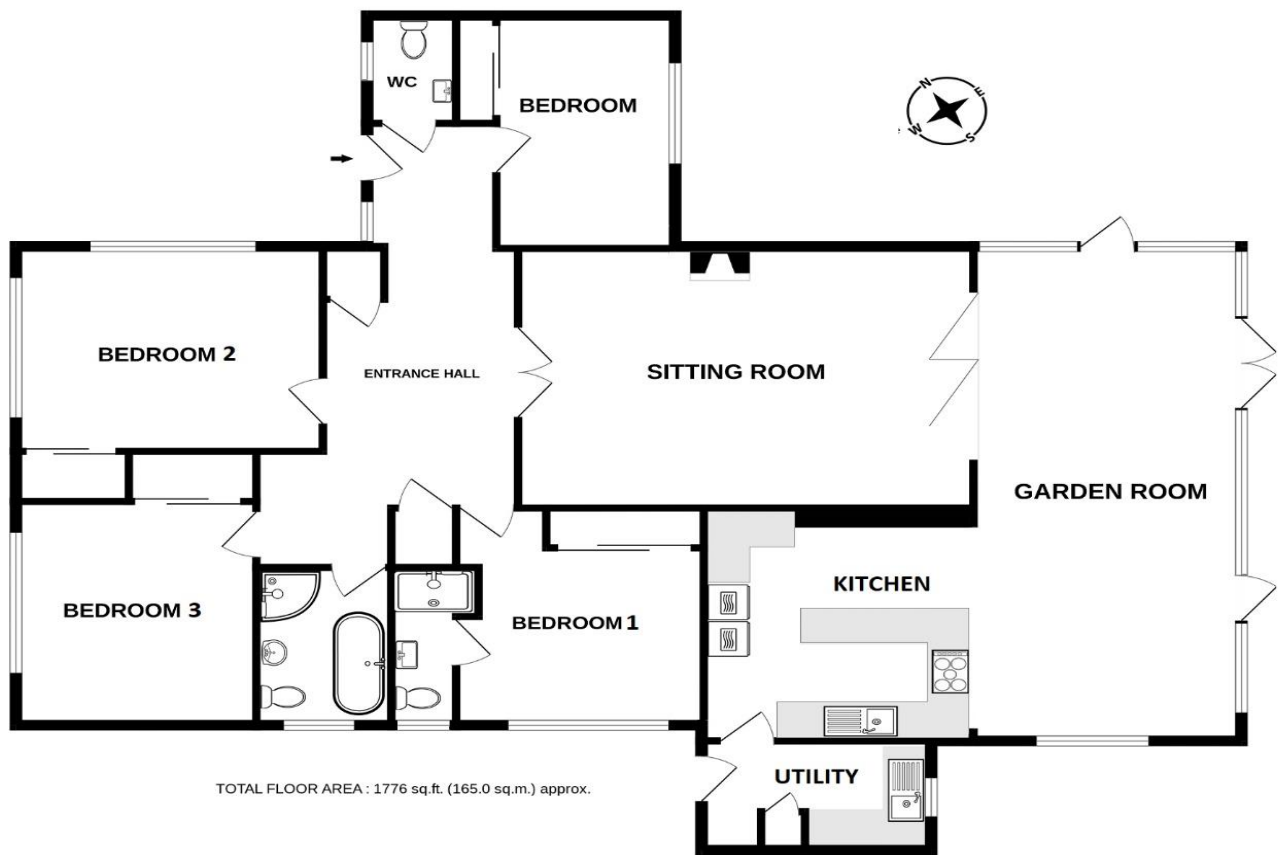
**Roscoe Rogers & Knight would like to draw your attention to the following notes:**

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.









Telephone: 01600 772929

3 Agincourt Square, Monmouth, Monmouthshire, NP25 3BT

www.roscoerogersandknight.co.uk