



TRELLECK

Guide price **£375,000**



BEACON VIEW

Trelleck, Monmouthshire NP25 4PE



Detached three bedroom bungalow
Front & rear gardens, off road parking
Sought after location

Situated in the peaceful village community of Trelleck, between the neighbouring Towns of Monmouth and Chepstow, this charming, detached bungalow is within a short distance to several local amenities, including the Church, village pub and the well-regarded Primary School.

Within the Wye Valley National Park, Trelleck is surrounded by scenic walks and roaming countryside.



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£375,000



KEY FEATURES

- Detached bungalow
- Three bedrooms
- En suite facility & family bathroom
- Quiet village location
- Extensive driveway
- Private rear garden



STEP INSIDE

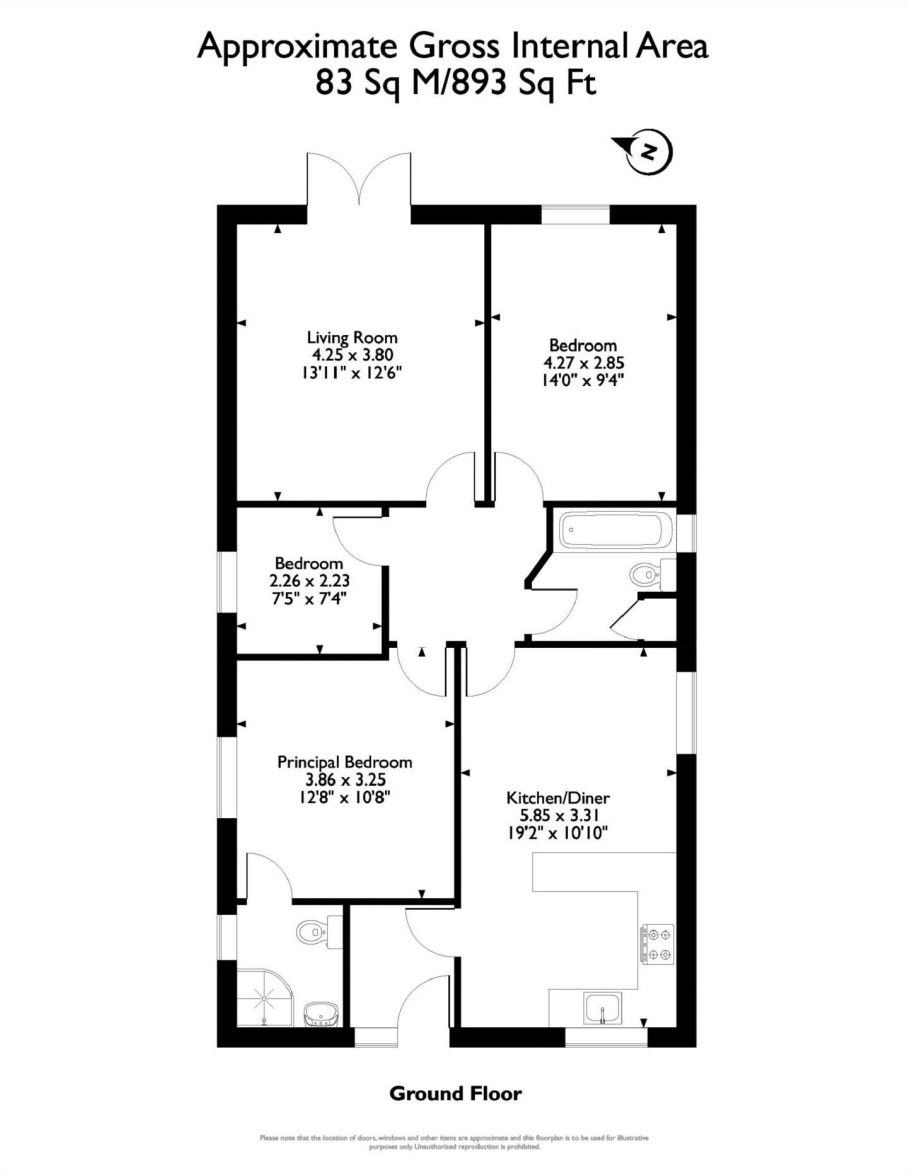


This well-presented bungalow comprises of an open plan kitchen/dining room with bright cabinetry to include several integrated appliances.

A breakfast bar separates the kitchen from the dining space, with potential for additional high seating for casual dining.

To the rear of the property, there is a spacious sitting room with double doors opening to the patio and garden.

The bungalow has three bedrooms, two of which are double and the third a useful single, currently used as a study.



The principal bedroom has an en-suite shower room with a heated towel rail and assisted mobility features, while the family bathroom has a three-piece suite.

There is a substantial loft space, offering potential to extend with appropriate planning permission.

STEP OUTSIDE



Externally, the property enjoys a private garden with mature shrub borders and picturesque views towards the Beacon.

There is a patio area from the bungalow, offering an idyllic spot for entertaining or al fresco dining in summer months and an extensive driveway to the fore, providing ample off-road parking.

A further gated entrance to the side leads to a stone chip driveway offering additional parking if needed.

INFORMATION

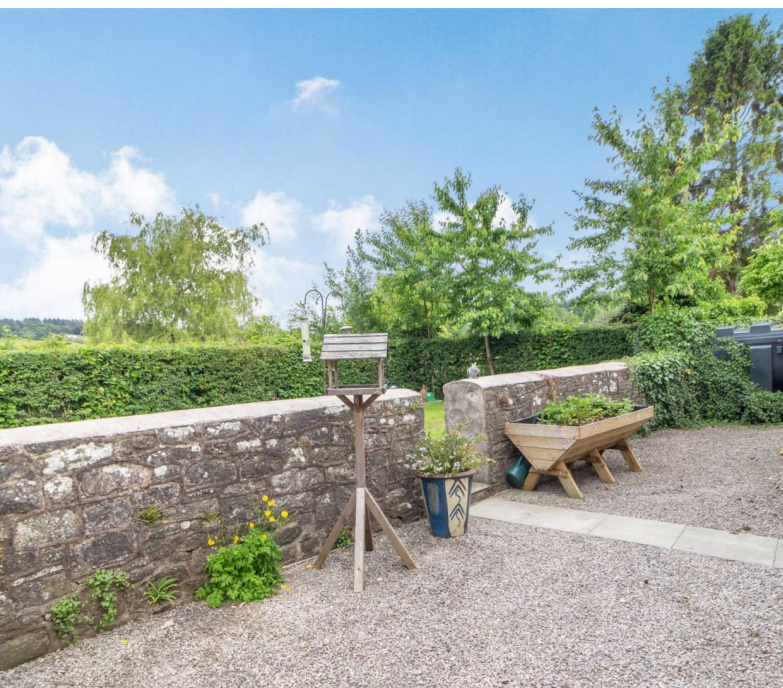
Postcode: NP25 4PE
Tenure: Freehold
Tax Band: F
Heating: Oil
Drainage: Private
EPC: D





DIRECTIONS

Approaching from Chepstow on the B4293. Upon entering the village of Trellech, the property will be located immediately on your right hand side. Approaching from Monmouth on the B4293, after passing through of Trellech, the property will be located on your left hand side before leaving the village.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	65	77
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

2 Agincourt Square, Monmouth, NP25 3BT
 01600 713030
 monmouth@archerandco.com
 www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.