



# MONKSWOOD

Guide price **£395,000**



ARCHER & CO



# FOUR WINDS BUNGALOW

Monkwood, Usk, Monmouthshire NP15 1QB



Detached four bedroom home  
Generous gardens with countryside views  
Extensive driveway

Nestled in the picturesque village of Monkwood in Monmouthshire, this detached 4-bedroom dormer bungalow presents a charming blend of modern comfort and rural tranquility. The property boasts spacious living areas, including a well-appointed kitchen, inviting living room, and four generously sized bedrooms, offering a perfect retreat for families or those seeking a peaceful lifestyle.

Monkwood provides an idyllic setting with its rolling hills and lush landscapes, creating a serene ambiance. Conveniently located, the residence is just a short drive from the historic town of Usk and vibrant Abergavenny, while also providing easy access to the bustling cities of Newport, Cardiff, and Bristol.

This prime location ensures residents can enjoy both the quiet charm of village life and the amenities of larger urban centres, making it an ideal home for those seeking a harmonious balance between countryside living and urban convenience.





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£395,000



### KEY FEATURES

- Detached dormer bungalow
- Four bedrooms
- Three reception rooms
- Encircled by lawned and paved patio garden
- First floor bathroom
- Ground floor shower room



# STEP INSIDE



Step into the inviting embrace of this charming 4-bedroom detached dormer bungalow, where every detail unfolds seamlessly to create a home that effortlessly balances modern comfort with timeless design. As you cross the threshold, you are welcomed into an entrance hallway, setting the stage for the journey through this thoughtfully crafted residence.

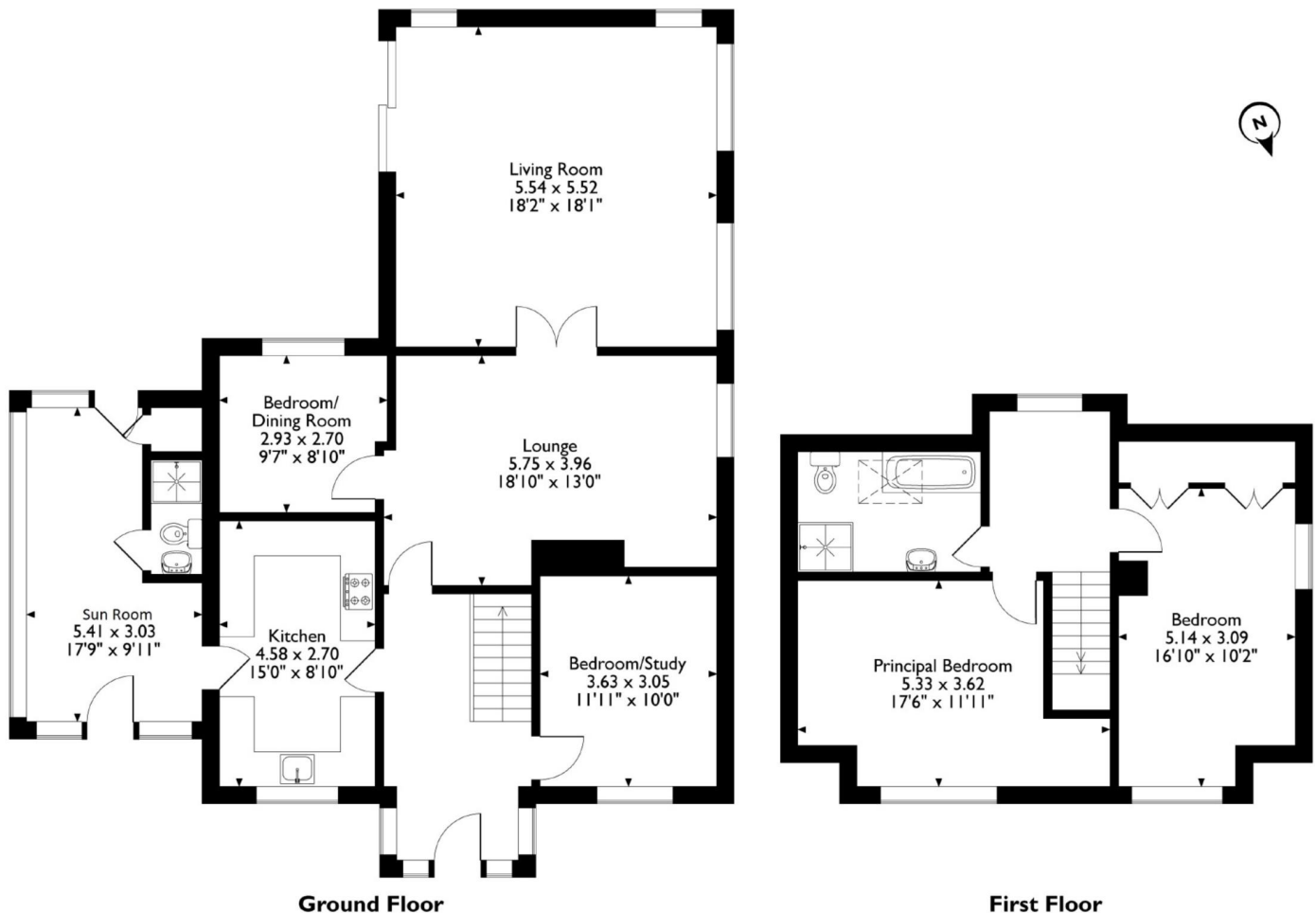
A staircase gracefully ascends to the first floor, inviting exploration of the upper level. The hallway leads to a central dining room, a heartwarming space for gathering. Double doors beckon you into the triple-aspect rear living room, where abundant natural light bathes the room in a warm glow. The allure of the outdoors is just a step away through sliding doors that open to the rear garden, creating a seamless blend of indoor and outdoor living.

Returning to the main hallway, to the right hand side as you walk in, discover a delightful double bedroom with window to the front. To the other side of the hallway, a fitted kitchen awaits, offering a functional and aesthetically pleasing space for culinary endeavors. The kitchen's charm extends to the front garden views, creating a serene atmosphere for meal preparation.

An added bonus is a sun room accessed from the side of the kitchen, bathed in sunlight with triple aspect windows and door to the front and rear, and equipped with plumbing for a washing machine, providing both practicality and a tranquil spot to enjoy the changing seasons.



## Approximate Gross Internal Area 166 Sq M/1787 Sq Ft



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.

Continuing on the ground floor, an additional bedroom awaits, offering versatility for guests or a home office. A well-designed shower room, conveniently accessible from the conservatory, completes the ground-floor amenities.

Ascend the staircase to the first floor, where the dormer bungalow unfolds another layer of comfort. Two generously sized double bedrooms, each adorned with welcoming windows, offer peaceful retreats. A well-appointed family bathroom, showcasing modern fixtures and a soothing ambiance, serves the upper level.

The residence harmoniously blends functionality with style, creating a home that adapts to the needs of its occupants. From the ground floor's inviting living spaces to the first floor's tranquil bedrooms, this dormer bungalow is a testament to the art of thoughtful design. With its seamless flow, abundant natural light, and connection to the outdoors, this residence invites you to step inside and make it your own.



# STEP OUTSIDE



This charming residence is accessed through a long private driveway that ensures privacy and offers ample off-road parking for several vehicles. The expansive gardens, enclosed by a harmonious mix of hedging and timber fencing, unfold into a serene space predominantly laid to lawn. This outdoor haven provides a canvas for various leisure activities, from family gatherings to peaceful moments of relaxation.

Adjacent to the house, a paved patio area beckons, seamlessly extending the living space outdoors. Accessed through sliding patio doors from the living room, this alfresco oasis is a perfect setting for morning coffees or evening soirees. Surrounded by the natural beauty of the garden, it invites residents to bask in the open air and enjoy the symbiotic relationship between indoor comfort and outdoor splendour.

**AGENT'S NOTE:** There is a car sales garage on the adjacent plot to the property.

## INFORMATION

Postcode: NP15 1QB

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Mains

EPC: E







## DIRECTIONS

Leave Usk via the bridge and continue on the A472 towards Little Mill for approximately 3 miles. As you drive through Monkswood the driveway is on the left hand side immediately after Monkswood Garage.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			95
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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