



MONMOUTH

Guide price £299,000



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# THE BUNGALOW

Leasbrook Lane, Monmouth, Monmouthshire NP25 3SN



Detached two-bedroom bungalow  
Beautiful views  
Generously proportioned throughout

Located on the edge of Monmouth town benefitting from a semi-rural location is this well-presented bungalow. Monmouth is a bustling centre for shopping and socialising, offering an array of independent and brand names on the high street, plus an exciting choice of social and sports clubs and regular events to enjoy.

Step out of the town and you're in some of the most glorious countryside Wales can offer - the Wye Valley Area of Outstanding Natural Beauty. Explore the wooded valleys and rolling hills on foot, bike or horse, dive into a range of river-based activities, and enjoy visiting one of the many country pubs and cafes the area has to offer.

If going further afield is required, the main route south to Cardiff, Newport, Bristol and London goes right past the edge of the town, or take this route north to get to Birmingham and The Midlands.

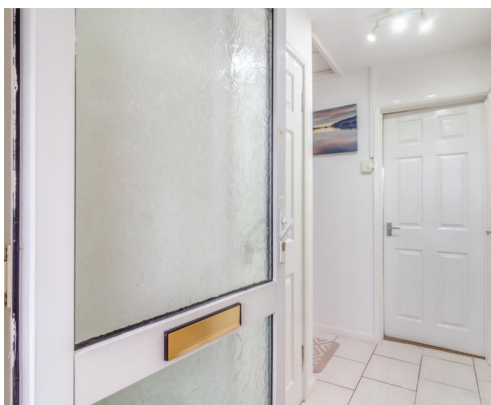


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**£299,000**



### KEY FEATURES

- Detached two-bedroom bungalow
- Stunning views over countryside
- Generously proportioned throughout
- Well presented
- Allocated parking
- No onward chain





# STEP INSIDE



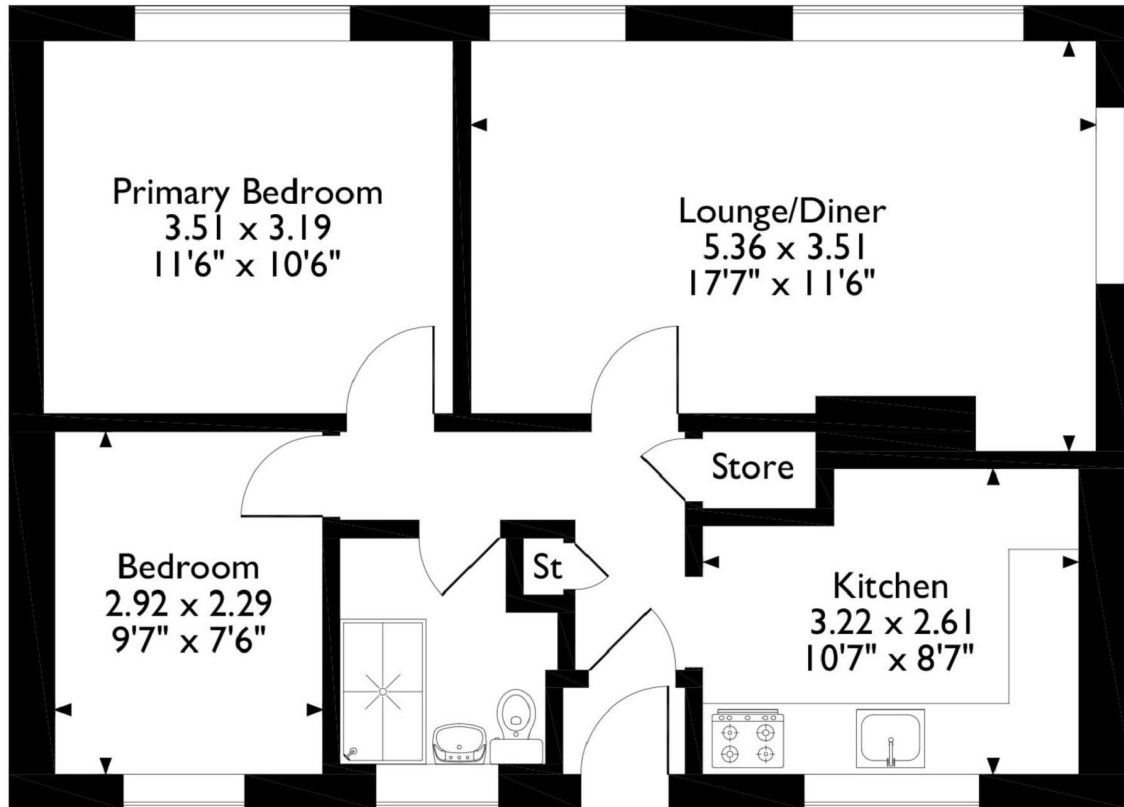
As you enter the property, you are greeted by an entrance hallway giving access to all accommodation.

The well-appointed kitchen is located to the front aspect with a large window taking advantage of the beautiful views.

The kitchen features an "L-shaped" laminate worktop complemented by tiled splashbacks and a range of wall and base units.

An electric oven with a four-ring hob is included, along with space for a fridge/freezer and plumbing provisions for a washing machine/tumble dryer.

## Approximate Gross Internal Area 56 Sq M/603 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 spacious living room, located to the rear of the bungalow, features dual aspect windows to the side and rear, flooding the room with abundant natural light.

The Fireplace with inset electric coal effect fire with wooden surround adds to the cosy atmosphere of this space.

The principal bedroom, also found to the rear is a generous size with a large window.

Bedroom two overlooks the front aspect with the beautiful surrounding countryside views. Finally, the modern shower room completes this delightful bungalow.



# STEP OUTSIDE



A paved pathway winds around three sides of the property, providing access to a spacious lawn area and a sun terrace offering captivating views of the town and countryside.

Planted borders feature interspersed shrubs and trees, adding to the allure of the landscape. Boundaries are defined by a blend of wooden fencing and hedging.

## INFORMATION

Postcode: NP25 3SN

Tenure: Freehold

Tax Band: C

Heating: Gas LPG

Drainage: Private

EPC: E







## DIRECTIONS

From Monmouth take the A40 towards Ross-on-Wye taking the first left turning sign posted Leasbrook lane/ Monmouth Golf Club. Following the lane for approximately 0.5 miles where the bungalow can be found on the right-hand side adjacent to the club house.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		99
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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