



1 Croes Faen Penallt, Monmouth Monmouthshire NP25 4SF

A fantastic opportunity to acquire a 3 bedroom, semi-detached house in need of renovation situated in a premium Wye Valley village

- Three double bedrooms • Desirable village location •
- Bathroom and shower room • Great accessibility to Chepstow and the Severn Bridge •
- Enclosed rear garden with mature trees • No onward chain •



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1 Croes Faen

Penallt, Monmouth, Monmouthshire NP25 4SF

1 Croes Faen is a 1930's semi-detached house with three double bedrooms, a bathroom and separate shower room. This is a fantastic opportunity to renovate an affordable home in a rural location.

Location & Situation

Penallt has a tennis club, village hall and public house. There are good connections to the main road network with the historic border town of Monmouth being just over 4 miles away. The town and surrounding areas boast excellent schools including Haberdashers independent boys and girls schools, Trellech Primary School and recently rebuilt state of the art Monmouth Comprehensive School. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose supermarket and M&S Simply Food.

Description

1 Croes Faen is in need of complete renovation but still retains original features to include the internal doors and fireplaces. Step up to the front door of 1 Croes Faen and into the entrance that houses the stairs to the first floor.

The sitting room has two large windows overlooking both the front and rear gardens. The dining room has a faux feature fireplace providing a focal point in the room and dual aspect windows with an outlook to the front and side aspects. There is also a useful under stairs storage cupboard in the dining room.

The kitchen has a range of white base and wall units. There is a stainless-steel sink and drainer, space for a washing machine and cooker. The boiler is located in the kitchen. From the kitchen walk through into a rear porch with external door to the rear garden. From the rear porch an internal door opens into a downstairs shower room.

Upstairs there are three double bedrooms. The master bedroom has a fitted wardrobe and an airing cupboard. Bedroom 2 has a view over the rear gardens and bedroom 3 has a built-in cupboard and original fireplace.

Outside, gates open on to an off-road parking area. The vendors will retain a strip up the driveway to the end of the rear garden in order to be able access to their land at the rear. There is a pretty lawned front garden where the septic tank is located and a good sized lawned garden with mature trees and patio to the rear.

Agents Note

The vendors of this property will be retaining a strip of land along the northern boundary enabling them to maintain pedestrian access to their retained land at the rear of the property.

Services

1 Croes Faen benefits from mains electricity, mains water, oil fired central heating and private drainage.

Local Authority

Monmouthshire County Council. Telephone: 01633 644644
Council Tax Band: D.

Sale Method

The property is offered for sale by private treaty.

Wayleaves, Easements & Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether they are specifically referred to in these particulars or not.

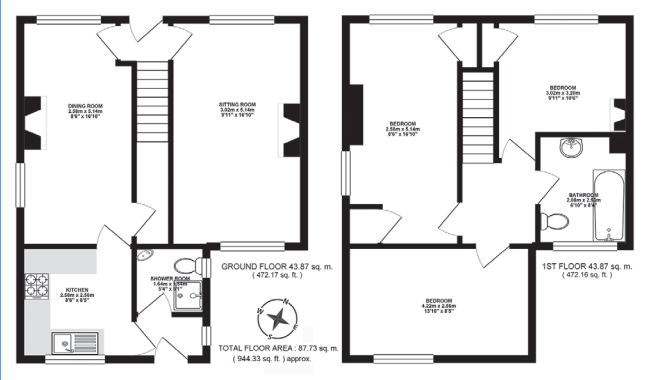
Viewings

Strictly by appointment only.

Directions

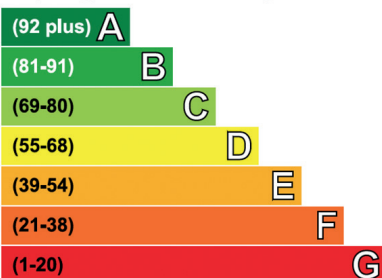
From Monmouth take the B4293 and proceed towards Mitchel Troy. After about 1 mile the road will fork to the left, signposted 'Trellech', take the left fork and continue to wind up the hill until you reach the first left hand turning signposted 'Penallt'. Take this road and stay on it until reaching the staggered crossroads at the end of the road, then turn right. 1 Croes Faen will be the 3rd property on your right after taking this turning.

Floor Plan



EPC

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
	96
34	

POWELLS
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