



CROES FAEN BUNGALOW

PENALLT | MONMOUTH



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CROES FAEN BUNGALOW, IN THE HEART OF THE DESIRABLE VILLAGE OF PENALLT HAS BEEN LOVINGLY EXTENDED BY THE CURRENT OWNERS RECENTLY. IT NOW OFFERS SPACIOUS AND VERSATILE ACCOMMODATION WITH UP TO FOUR BEDROOMS, A GENEROUS SITTING ROOM AND A MAGNIFICENT KITCHEN, DINING AND FAMILY ROOM WITH FLOOR TO CEILING WINDOWS AND A VAULTED CEILING. WITH ATTRACTIVE GARDENS SURROUNDING THE PROPERTY AND AMPLE OFF-ROAD PARKING ALL WITHIN WALKING DISTANCE OF ALL THE LOCAL AMENITIES IT MUST BE SEEN TO BE FULLY APPRECIATED.

- Beautiful, extended four bedroom detached, single storey home •
- Open plan kitchen, dining and entertaining area with floor to ceiling windows and a vaulted ceiling •
 - Spacious sitting room with a woodburning stove •
 - Principal bedroom with en-suite shower room •
- Well-manicured gardens approaching a quarter of an acre •
 - Corner plot with ample off-road parking •

DISTANCES FROM CROES FAEN BUNGALOW

Monmouth 4.5 miles • Chepstow 13.8 miles • Abergavenny 18.0 miles

Cardiff 36.6 miles • Bristol 46.4 miles • London 145.7 miles

Bristol Airport 51.8 miles • Cardiff Airport 51.7 miles

Birmingham Airport 82.8 miles • Chepstow Train Station 14.1 miles

Abergavenny Train Station 17.1 miles • Bristol Parkway Station 41.8 miles

(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

Croes Faen Bungalow enjoys a desirable position in the heart of the village of Penallt. The property is within walking distance of The Bush Inn and The Boat public house is just 0.8 miles away enjoying an elevated position over the River Wye. The Pig and Apple located at Kate Humble's 117 acre farm in Penallt has been described by Wales Online as 'The burger bar on a remote farm that's become one of the most in-demand venues in Wales'. The Whitebrook Michelin star restaurant is just 2.1 miles away in Whitebrook. Penallt also has a thriving village hall and a tennis club.

Monmouth is located approximately 4.5 miles from Croes Faen Bungalow and boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, a variety of primary schools and state of the art Monmouth Comprehensive School. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities. The River Wye running through Monmouth offers a variety of water sports such as paddleboarding, rowing, kayaking and wild swimming.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away and the Brecon Beacons National Park located to the north of Abergavenny.

THE PROPERTY

Croes Faen Bungalow is a well-proportioned family home offering single storey accommodation. It has been extended, reconfigured and upgraded recently creating what is now a home with exceptional style.

Step inside the spacious main entrance hall with two useful storage cupboards, a cloakroom and doors leading to the main living areas and bedrooms. There is a step up into the main sitting room which is of a generous size. It has a fireplace and a wood burning stove sitting on a marble hearth. Glazed doors at the far end of the room reveal a magnificent kitchen, dining and family area with floor to ceiling glazing across the length of the room and the vaulted ceiling makes it feel extremely spacious and airy. Doors from this area allow access out onto the raised decking in the rear garden and the side patio which are wonderful spots for al-fresco dining during the summer months.



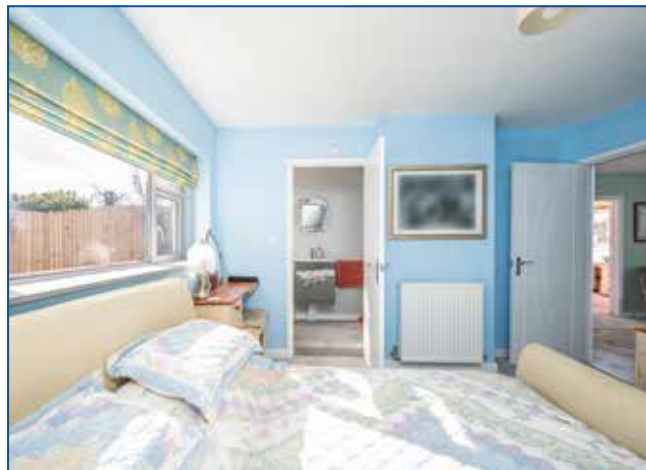
The modern kitchen has a range of gloss units and an impressive 5 ring Induction hob with a downdraft extractor fan that rises and falls into the work surface. The hob is perfectly placed so that whoever is cooking can still be very sociable, making it a wonderful space for entertaining guests. Integral appliances include two Neff slide and hide ovens, an undercounter fridge and freezer and a dishwasher. A door from the kitchen opens into the utility room where there is space for an American style fridge freezer, washing machine and there is an integral wine cooler. A door from the utility room opens out to a patio area at the side of the property.

The bedrooms can be found just off the entrance hall. The principal bedroom has an en-suite shower room and a triple fitted wardrobe. Two further double bedrooms are both extremely bright and airy due to large windows overlooking the garden, both have fitted wardrobes. The fourth bedroom / study also has a fitted wardrobe and a window to the side aspect.

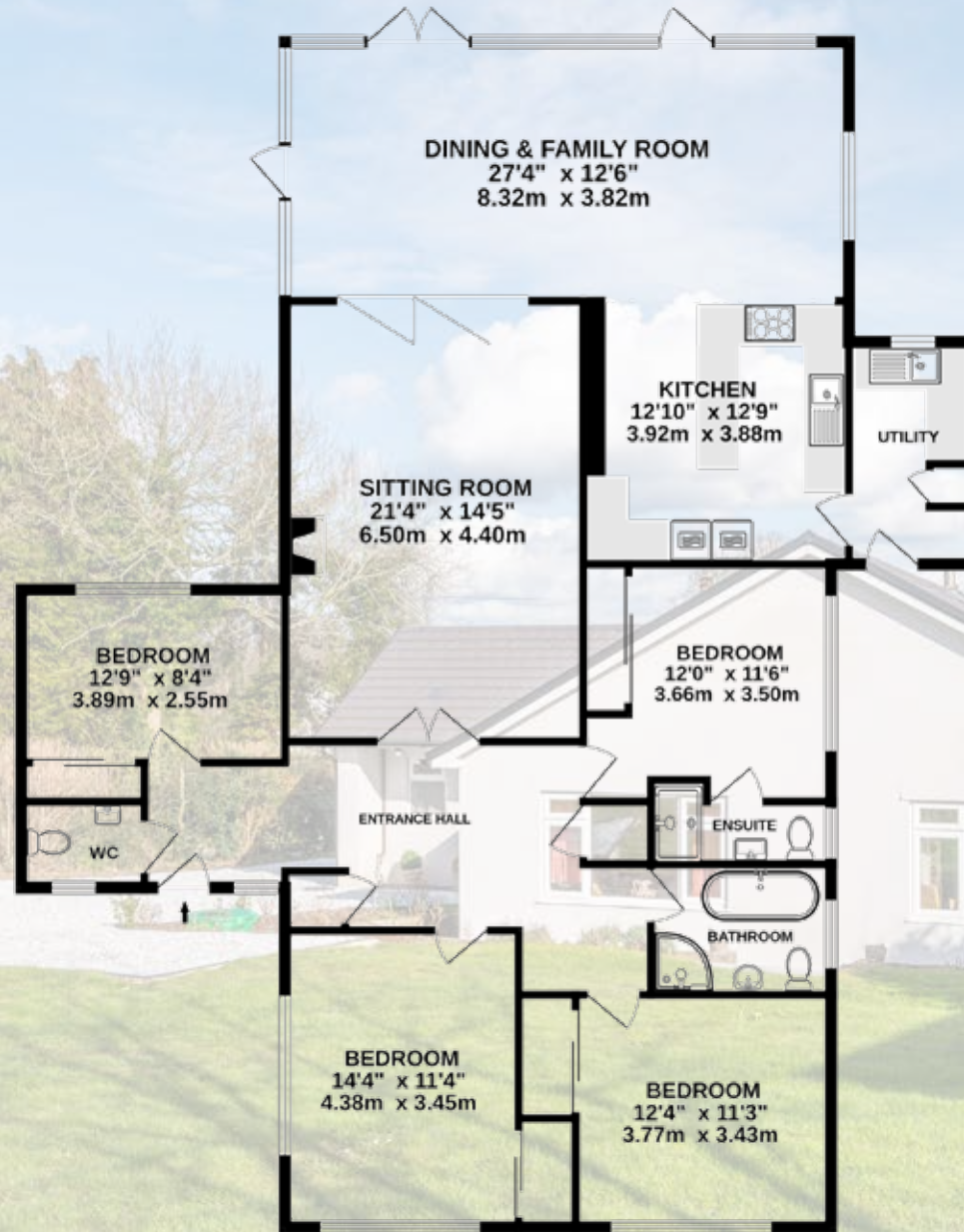
The family bathroom has a white suite comprising of a bath, corner shower cubicle, a vanity unit with a wash-hand basin and a w.c.

OUTSIDE

Croes Faen Bungalow benefits from having a corner plot approaching a quarter of an acre. There is ample off-road parking to the front aspect and lawns to three sides enabling the occupiers to enjoy every aspect of the property at different times of the day. A raised deck wraps around the side of the property and across the rear garden. The rear garden is mainly laid to lawn and has three separate patios in various areas of the garden. There is space to build a garage subject to the buyer making their own necessary planning enquiries.



FLOORPLAN



TOTAL FLOOR AREA: 1776 sq ft. (165.0 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



KEY INFORMATION

Services: Croes Faen bungalow benefits from mains electric, mains water, central heating, and private drainage.

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: G

Tenure: Freehold

Local Authority: Monmouthshire County Council.
Telephone 01633 644644

Viewings: Strictly by appointment with the selling agents

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 you arrive at the entrance to Croes Faen Bungalow on the right, just before the crossroads.

Postcode: NP25 4SF

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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