



Croes Faen Bungalow

Penallt, Monmouth
Monmouthshire NP25 4SF

A spacious and well-presented three bedroom bungalow with planning permission granted to develop into a detached 5 bedroom house in the sought after village of Penallt

- Detached three bedroom bungalow • Situated in the desirable village of Penallt •
- Pretty lawned gardens • Total plot approaching a quarter of an acre •
- Corner plot with ample off-road parking •



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Croes Faen Bungalow is a well-presented three bedroom detached property benefiting from a corner plot position. It offers spacious accommodation and boasts planning permission to convert into a five bedroom detached property.

Location & Situation

Croes Faen Bungalow enjoys a desirable position within the village of Penallt. The property is within walking distance of The Inn at Penallt and The Boat is just 0.8 miles away enjoying an elevated position over the River Wye. Penallt has a village hall which hosts a number of activities.

There are good connections to the main road network with the historic border town of Monmouth being just over 4 miles away. The town boasts excellent schools including Haberdashers independent boys and girls schools, Llangatock School Monmouth with Montessori Nursery, 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, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities.

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. The Brecon Beacons National Park is located to the North of Abergavenny, Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.

Approximate Distances from Croes Faen

- | | |
|---------------------------------|-------------|
| • Trellech | 3.3 miles |
| • Monmouth | 4.7 miles |
| • Chepstow | 13.6 miles |
| • Bristol | 30.5 miles |
| • Cardiff | 38.6 miles |
| • London | 137.2 miles |
| • Bristol Airport | 39.4 miles |
| • Cardiff Airport | 51.9 miles |
| • Birmingham Airport | 83 miles |
| • Abergavenny Train Station | 17.2 miles |
| • Bristol Parkway Train Station | 25.6 miles |
| • Chepstow Train Station | 14.4 miles |



Croes Faen Bungalow Residence

Croes Faen Bungalow is a single storey residence having been a well-loved family home for many years. The entrance to the property is via the utility room, offering practical space for hanging coats, storing shoes and plenty of space for white goods.

From the utility room step up into an inner hallway where there is an alcove with shelving. To the right of this space is bedroom three, with a large window overlooking the front of the property, and a practical walk-in wardrobe. It is a multifunctional space that is currently being used as a study.

The kitchen has a range of attractive and functional base and wall units with wood effect worktops and Mandarin Stone slate-flooring. Set into the worktop is a porcelain double sink with mixer tap situated in-front of a large window with views out onto the side patio. There is an integral dishwasher, wine cooler fridge and space for a Range style cooker to stand proudly in front of the mandarin stone tiled splashback. The kitchen boasts space for an American style fridge/freezer, breakfast table and has an external door to the side of the property.



From the kitchen, a door leads through to a spacious inner hallway, which has several doors leading off. The inner hallway boasts Canadian maple wood flooring, three practical storage cupboards and an external door with glass panels that allow light to flood the space. The door opens out onto a lawn at the side of the property.

From the inner hallway, enter the lounge through an archway. The lounge has a large window overlooking the front of the property and a second window providing a dual aspect outlook. The multi fuel stove, with stone surround and Oak mantel makes an attractive focal point in the room.

The master bedroom is a spacious, bright and airy room with dual aspect windows looking out on to both the rear and side gardens. The room benefits from a built-in wardrobe.

Bedroom two is a double room, with a built-in wardrobe and a large window overlooking the lawned gardens at the rear of the bungalow.

The bathroom has a white suite comprising of a bath with a rustic wood side panel and an electric Mira shower over, close-coupled w.c and pedestal wash hand basin. There is also a heated towel rail.



Outside

Croes Faen Bungalow is located on a corner plot within the village of Penallt. It benefits from being just a short walk away from a bus stop and Public House. The Penallt Tennis Club is just a short drive away from the property.

There is a tarmac driveway at the front of the property providing off-road parking.

The front garden benefits from a small pond and former pond transformed in to an attractive flowerbed. The rest of the gardens are mostly laid to lawn and enclosed by a mixture of stone walling and mature trees. Either side of the property is a path, leading to an outdoor patio area ideal for al fresco dining.



Services

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

Fixtures & Fittings

All fixtures and fittings in Croes Faen Bungalow are excluded from the sale but may be available by separate negotiation.

Tenure

Freehold with vacant possession upon completion.

Local Authority

Monmouthshire County Council - Telephone: 01633 644644. The property is classified as Band G for Council Tax.

Wayleaves, Easements & Rights of Way

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

Planning Consent

Planning Consent was granted under Planning Application No. DM/2018/01670, dated 25th October 2018, for extension works to existing residential dwelling. Full copies of the planning documentation and approved plans are available on Monmouthshire County Council's website using the Planning Application search and the reference number above.

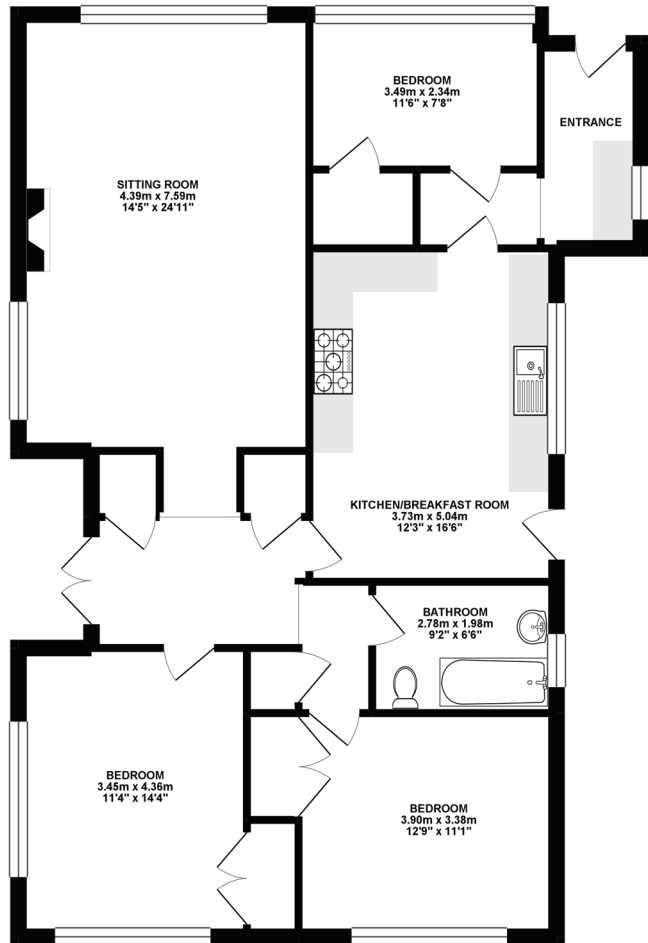


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Floor Plan

GROUND FLOOR 113.74 sq. m.
(1224.26 sq. ft.)



TOTAL FLOOR AREA : 113.74 sq. m. (1224.26 sq. ft.) 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.
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Sale Method

The Property is offered for sale by Private Treaty. The Vendor and Selling Agents reserve the right to sell the property by Informal Tender, or Auction, at a later stage to conclude the sale process.

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. Croes Faen Bungalow will be immediately on your right after taking this turning.

Viewings

Strictly by appointment with Powells – 01600 714140.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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