

Callens Croft St Maughans, Monmouth



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This beautifully presented and spacious 3-bedroom bungalow has been tastefully extended to a very high standard and is set in the sought after area of St Maughans, within easy reach of Monmouth and the major road networks. Standing in beautifully landscaped mature gardens and parkland totalling 1.25 acres with outstanding countryside views. Meandering driveway, ample parking and detached double garage.

Asking Price of £715,000 Freehold

Constructed with cavity walls back in the 1960's with a painted render exterior with inset with double glazed UPVC windows and doors all set under a pitched concrete tiled roof. Internal features include coved ceilings, panelled and part glazed doors and ample power and tv points. Oil fired central heating with radiators throughout.

The property is approached from the gravelled driveway to a recessed front door with vision panel and glazed side panels into:

ENTRANCE HALLWAY:

With cloaks/broom cupboard. Roof access trap with ladder up to extensive, part boarded roof space. Doors into the following:

BEDROOM TWO: 3.66m x 3.65m (12'0" x 11'12")

Window to front. Wardrobe with sliding mirror doors, hanging rail and shelving.

BEDROOM THREE: 3.04m x 2.71m (9'12" x 8'11") reducing to 2.26m (7'5")
Window to side.

BEDROOM ONE: 4.09m x 2.92m (13'5" x 9'7") opening to 3.98m (13'1")

Window to front. Pair of glazed doors to back, leading out to terrace and garden. Double and single fitted wardrobes with drawers at low level and hanging rails above. Additional recessed fitted wardrobe with shelving at high and low level and hanging rails at high level. Part glazed door with frosted glass into:

EN-SUITE SHOWER ROOM:

Window to back with frosted glass. Contemporary suite comprising L-shaped Corian vanity unit with basin and cupboards under with built-in low-level W.C. Double shower cubicle with fixed glazed panel to one side with electric shower unit with head on adjustable rail, feature ceramic brick bond tiles to three walls and behind vanity unit. Ceramic tiled floor. Shaver point and vertical ladder radiator.

FAMILY BATHROOM:

Two windows to back with frosted glass. Contemporary white suite with square basin into vanity unit with drawers set under. Illuminated mirror above with shaver point. Corner set bath with mixer taps. Low level W.C. Corner shower unit with pivot door and glazed panel, electric shower unit with head on adjustable rail. Fully tiled walls and floor. Chrome ladder radiator and extractor fan.

The entrance hallway opens into an Inner Hallway with a pair of doors to cloaks cupboard with shelving and coat hooks. Door into Dining Room and door into:

UTILITY ROOM: 2.36m x 2.29m (7'9" x 7'6")

Window and part glazed door out to terrace. Laminated top and upstand with inset rectangular stainless-steel sink with mixer tap and cupboard set under. Space and plumbing for washing machine and spaces for tumble dryer and fridge/ freezer. Matching slimline worktop with double cupboard set under. Ceramic tiled floor.

From entrance hallway, through a pair of glazed doors into:

SITTING ROOM: 5.82m x 3.66m (19'1" x 12'0")

Picture window to front overlooking garden and terrace and window to side. Fireplace with slate hearth and inset woodburner with feature timber lintel over. Door into:

DINING ROOM: 4.96m x 3.74m (16'3" x 12'3")

Window to side overlooking the garden. Low voltage downlighters. Wide opening into:

KITCHEN/ LIVING AREA: 5.79m x 4.96m (18'12" x 16'3")

Windows to side and back. Pair of glazed patio doors leading out to terrace. Grey laminate tops with upstands, inset ceramic hob with stainless steel splash-back and extractor hood over and one and a half bowl stainless steel sink with pillar tap. White gloss cupboards and drawers set under with integrated dishwasher, fridge, stainless steel drinks cooler and slide out refuse bins. Matching wall and tall units housing stainless steel convector oven and combi oven/ microwave and warming drawer. Matching island unit with cupboards under and a wooden breakfast bar top with stools set under. Low voltage downlighters.

OUTSIDE:

From the road is a splayed block paved entrance with natural stone curved walls to a pair of five bar wooden gates that open onto a gravelled driveway which runs alongside the property to an extensive parking and turning area with access to:

DETACHED DOUBLE GARAGE: 7.00m x 6.00m (22'12" x 19'8")

Matching cavity wall construction with painted render exterior under a pitched concrete tiled roof. Up & Over door and personnel door and window to side. Useful storage within roof trusses. Concrete base, power and light.

The driveway leads around to the back where there is an open fronted lean-to log store as well as further gravelled parking and turning area. Adjacent there is a kitchen garden area with raised planted beds with brick paved surrounds, a metal garden shed and a greenhouse. The grounds around the house are laid mainly to lawn with gravelled paths leading linking the paved sun terraces to front and back with a number of raised well-stocked planted borders and sculpted, brick edged slate paving with feature low level natural stone walls with stone cappings. The remaining grounds are set to impressive parkland with a wealth of mature trees and shrubs and bench seats to capture the and enjoy the outstanding, far reaching countryside views. Set to one side is a feature pond as well as an orchard. The grounds total 1.25 acres.

SERVICES:

Mains electric, water, oil fired central heating, septic tank drainage. EPC Rating D. Council Tax Band F.

DIRECTIONS:

Proceed out of Monmouth on the B4233 towards Rockfield and Abergavenny. On reaching Rockfield, turn right towards Rockfield/Newcastle B4347. Continue through the main village and after a short distance turn right signposted St Maughans/Maypole. Travel along this road bearing right immediately past the telephone box and green triangle and the property is the second on the left with its name on the splay.

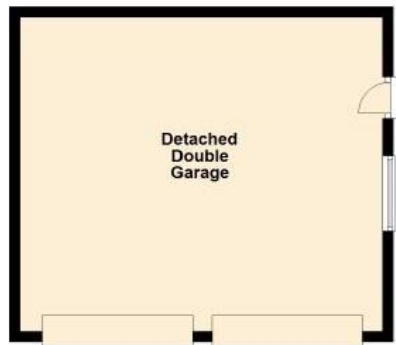
Roscoe Rogers & Knight would like to draw your attention to the following notes:

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.









Ground Floor
Approx. 179.1 sq. metres (1927.7 sq. feet)



Total area: approx. 179.1 sq. metres (1927.7 sq. feet)

