

Langlands  
Mitchel Troy, Monmouth, Monmouthshire



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*Town and country properties*



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## Langlands

### Mitchel Troy, Monmouth, Monmouthshire

This smartly presented four bedroom detached bungalow nestled in approximately 0.24 acres of grounds, enjoys a quiet location in the sought-after village of Trellech. Sympathetically renovated and modernised by the current owners, offering bright and spacious accommodation throughout. Beautifully landscaped garden, off road parking and single detached garage.

### Offers in the region of £650,000 Freehold

Re-built in 1988 with a painted rendered exterior and inset double glazed uPVC windows and doors set under a pitched tiled roof. Internal features include a feature stone fireplace, moulded skirting boards and architraves, part glazed and oak panelled doors and a combination of carpeted and porcelain herringbone flooring. A gas fired boiler provides domestic hot water and heating to radiators throughout.

**The main entrance to the property is from the front garden and through a wooden part glazed door with matching side panel into:**

**ENTRANCE HALLWAY:**

A spacious inner hallway with integrated storage cupboard and airing cupboard with wooden slatted shelving. Doors into the following:

**KITCHEN: 4.10m x 3.52m (13'5" x 11'7")**

Window to front and side elevations. "L-shaped" laminate work surfaces with tiled splash back surround, inset one and half bowl stainless steel sink/waste compactor and four ring gas hob with concealed circulating fan above. Wooden cupboards and drawers set under with integrated dishwasher, oven and grill. Complimentary wall mounted cabinets and matching island unit. Wall mounted Worcester boiler. Door into:

**UTILITY ROOM: 1.50m x 2.08m (4'11" x 6'10")**

Frosted window and door to side accessing garage. Laminate worktop along one wall with tiled splash back surround. Wooden cupboard set under and space and

plumbing for washing machine/tumble dryer. Complimentary wall mounted cabinet and space for fridge/freezer. Consumer unit at high level.

**LIVING ROOM: 6.29m x 7.18m (20'8" x 23'7")**

An impressively proportioned principal reception room with window to back elevation. Feature fireplace housing gas coal effect fire set on a stone hearth with matching surround and mantle. French doors with matching side panels into:

**GARDEN ROOM: 3.35m x 3.82m (10'12" x 12'6")**

Glazed to three sides with a pitched roof and French doors to side accessing sun terrace and rear garden.

**SHOWER ROOM:**

Frosted window to front elevation. Newly fitted contemporary suite comprising a low-level W.C, vanity unit with inset ceramic wash basin and corner shower enclosure with mixer valve and rain shower head. Chrome ladder style radiator. Fully tiled walls and flooring

**BEDROOM FOUR/STUDY: 1.96m x 2.49m (6'5" x 8'2")**

Window to front elevation. Shelving to three walls.

**FAMILY BATHROOM:**

Frosted window to front elevation. White suite comprising a low-level W.C, vanity unit with inset ceramic wash basin and illuminated mirror above and corner bath with mixer taps and separate handheld shower attachment.

**BEDROOM TWO: 3.73m x 3.77m (12'3" x 12'4")**

Bay window to back elevation with pretty garden views.

**BEDROOM ONE: 3.80m x 3.96m (12'6" x 12'12")**

Bay window with seat to back elevation. Fitted wardrobe along one wall with hanging rail, shelving and ample storage. Recess for bed with wall mounted cabinets and display shelving either side.

**BEDROOM THREE: 3.33m x 2.84m (10'11" x 9'4")**

Window to front elevation with garden views.

**OUTSIDE:**

The property is approached from the lane via a tarmac driveway with parking for multiple vehicles accessing: **SINGLE DETACHED GARAGE:** Concrete base with electric up and over door to front and windows to back and side set under a pitched tiled roof. Power and light. To the front, a paved pathway circles around the perimeter of the property leading to the main entrance with well stocked herbaceous borders and raised flower beds. Ramped access to the side leading down to an extensive enclosed rear garden with paved sun terrace ideal for alfresco dining. Interspaced shrubs, mature trees and rockery garden.

**SERVICES:**

Mains electric, water and drainage. Buried gas tank. EPC Rating F. Council Tax Band G.

**DIRECTIONS:**

From Monmouth, take the B423 towards Mitchel Troy turning left onto Common Road. Follow the road past Garthi Close on the right and then take the next right turn. Langlands is up the hill on the left side.

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

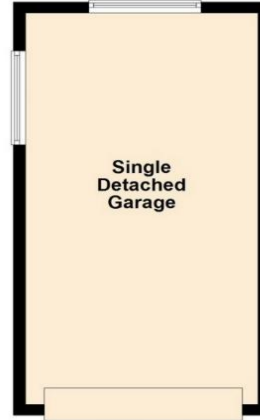
- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation 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.





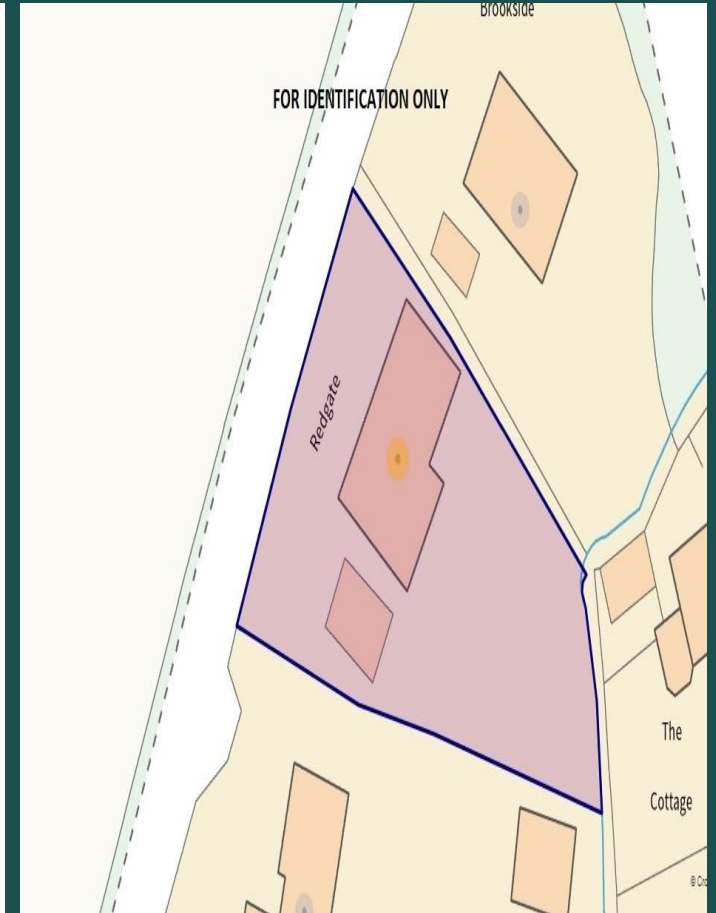


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		91
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	36	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Ground Floor**  
Approx. 157.0 sq. metres (1689.6 sq. feet)

Total area: approx. 157.0 sq. metres (1689.6 sq. feet)



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