

# Marshlands Llandogo Road, Trellech



**ROSCOE ROGERS KNIGHT**  
*Town and country properties*

# Marshlands, Llandogo Road, Trellech, Monmouth

This detached two bedroom bungalow is set within easy reach of excellent village amenities and enjoys an extensive 0.4 acre plot. Attractive views of surrounding countryside with private drive, ample parking and single detached garage. The property is of non-standard construction and may offer potential for a replacement dwelling subject to necessary planning permission being obtained. No onward chain.

The property has a painted rendered exterior with inset double glazed uPVC windows and doors set under a pitched tiled roof. Internal doors are wooden and part glazed with a combination of ceramic tiled and carpeted flooring. Night storage heaters to most rooms and an electric hot water system.

**The main entrance to the property is from the front garden via a paved pathway and through a part glazed wooden door into:**

**SIDE PORCH: 6.22m x 2.43m (20'5" x 7'12")**

Internal window to side into snug. Wooden construction with glazing to three sides under a corrugated Perspex roof. Fitted cupboard with full height shelving and ample storage. Space and plumbing for washing machine/tumble dryer. Step and door up to:

## Asking price of £350,000





**KITCHEN/ BREAKFAST ROOM: 5.87m X 3.91m: 5.87m x 3.91m (19'3" x 12'10") opening up to 2.77m (9'1")**

Windows to side and back elevations with views of the rear garden. Larder cupboard with full height shelving. "U-shaped" laminate work surface with inset stainless steel sink and tiled splashback surround. A range of wooden cupboards and drawers set under with space for fridge/freezer. Electric four ring cooker with extraction hood over and complimentary wall mounted cabinets. Airing cupboard with wooden slatted shelving. Roof Access hatch. Door into:

**ENTRANCE HALLWAY: 2.91m x 1.56m (9'7" x 5'1")**

Part glazed door with matching side panel to front accessing parking area. Consumer unit at high level. Door into:

**SNUG: 3.35m x 4.29m (10'12" x 14'1")**

Picture window to front elevation and internal window to side. Gas fire with open grate.

**From kitchen/breakfast room door into:**

**INNER HALLWAY: 2.37m x 0.98m (7'9" x 3'3")**

Doors into the following:

**SHOWER ROOM: 2.82m x 1.66m (9'3" x 5'5")**

Two frosted windows to the back elevation. White suite comprising a low level W.C, pedestal wash basin and fully tiled shower enclosure with head on adjustable chrome rail. Extraction fan at high level. Electric ladder style radiator.

**BEDROOM TWO: 2.75m x 3.32m (9'0" x 10'11")**

Window to front elevation with garden views.

**BEDROOM ONE: 3.30m x 3.33m (10'10" x 10'11")**

Window to front elevation with garden views.

**STORAGE ROOM: 1.63m x 1.77m (5'4" x 5'10")**

Frosted window to the back elevation. Fitted wardrobe along one wall with hanging rail and storage cabinets above.



**LIVING ROOM: 4.41m x 5.86m (14'6" x 19'3")**

Windows to front and back elevations, sliding doors out to rear garden and secondary door to side accessing parking area. Gas fire with open grate.

**OUTSIDE:**

The property is approached via a sweeping paved driveway leading to a parking/turning area providing access to: **SINGLE DETACHED GARAGE:** Matching construction with a concrete base, up and over garage door to the front and personell door to side all under a pitched tiled roof. Power and light. The grounds total just under 0.4acres with a paved pathway wrapping around the perimeter of the property. The wrap around level garden is chiefly laid to lawn and with well stocked herbaceous borders and an array of interspaced matures trees and plants. The property benefits from a series of wooden/metal outbuildings ideal for storage and gardening utensils. Boundaries are a combination of wooden fencing and hedgerow.

**SERVICES:**

Mains electric and water. Electric night storage heaters and gas fires to the living room and snug heated by calor tank. Private Drainage. Council Tax Band tbc. EPC F.

**DIRECTIONS:**

From Monmouth take the B4293 towards Chepstow. Continue for approximately 5 miles until you reach the village of Trellech, carry on past the Lion Inn and the church on your right handside. As the road bends around to the right take the left signposted Catbrook and then immediate left onto Llandogo road. Follow the road for a short distance and Marshlands can be found on the right hand side.

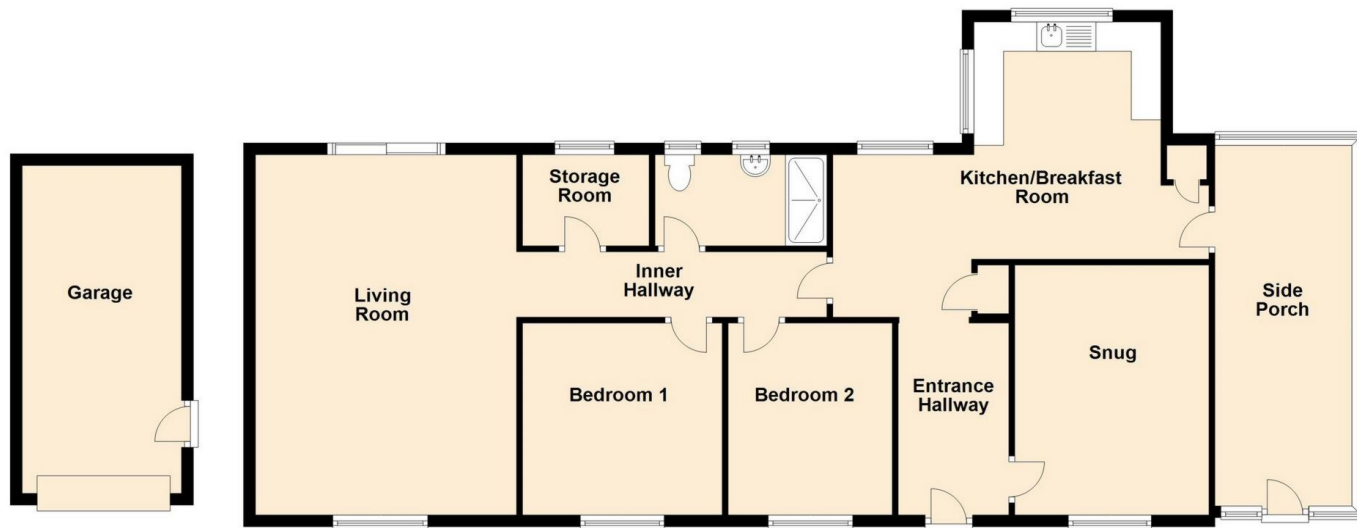
**AGENTS NOTE:**

We believe the property to be of non-standard "Woolaway" construction. Prospective purchasers should make their own enquiries regarding financing and such.

**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. 136.5 sq. metres (1468.8 sq. feet)



Total area: approx. 136.5 sq. metres (1468.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	37	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC		
England, Scotland & Wales		

