

Dazel
The Narth, Monmouth



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Town and country properties



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This smartly presented three bedroom detached bungalow occupies an impressively sized plot with pretty landscaped gardens and enviable surrounding woodland views. Located in the sought-after village of The Narth, offering bright and spacious accommodation throughout. Private driveway, parking for multiple vehicles and attached garage/workshop.

Asking price of £650,000 Freehold

Traditionally constructed and sympathetically renovated and extended with a cream rendered exterior and inset double glazed Upvc windows and doors set under pitched tiled roofs. Internal features include low voltage downlighters, a combination of wooden and part glazed doors, moulded architraves, covings and a combination of carpeted and ceramic tiled flooring. An oil-fired boiler provides domestic hot water and heating to radiators throughout.

The main entrance to the property is from the front paved terrace through a wooden panelled door with viewing panel into:

UTILITY ROOM: 4.47m x 3.04m (14'8" x 9'12")

Windows to front, back and side elevations and secondary door accessing rear garden. "U-shaped" laminate work surfaces with decorative tiled splashback surround and inset stainless steel sink with side drainer. Wooden cupboards and drawers set under with space for freezer and plumbing for washing machine. Complimentary tall units, one of which houses Gemini oil central heating boiler. Door into:

KITCHEN: 4.84m x 4.84m (15'11" x 15'11")

Internal window to side and two windows to back elevation with pretty garden and woodland views. Laminate work surfaces along three walls with decorative tiled splashback surround and inset stainless-steel sink and four ring electric hob with concealed extraction hood above. A range of cupboards and drawers set under with integrated fridge and wine rack. Tall unit housing oven/grill and complimentary wall mounted cupboards and glass display cabinets. Consumer unit at high level. Pair of part glazed doors into:

DINING ROOM: 3.24m x 4.03m (10'8" x 13'3")

Window to back elevation with surrounding woodland views. Secondary door into inner hallway.

INNER HALLWAY:

Window to front elevation and part glazed door with matching side panels accessing paved sun terrace. Airing cupboard housing water cylinder and full height wooden slatted shelving. Roof access hatch. Doors into the following:

LIVING ROOM: 4.84m x 5.27m (15'11" x 17'3")

A generously sized principal reception room with windows and French doors to side and bowed window to front elevation. Feature brick fireplace housing Villager wood burner set on a slate hearth.

CLOAK ROOM:

White suite comprising a low-level W.C and pedestal wash basin with tiled splashback surround. Extraction fan at high level.

STUDY: 3.19m x 2.03m (10'6" x 6'8")

Window to the front elevation.

BEDROOM TWO: 3.87m x 4.02m (12'8" x 13'2")

Window to back with views across the rear sun terrace and garden.

FAMILY BATHROOM:

Window to back elevation. Suite comprising a low-level W.C, bidet, pedestal wash basin, bath and fully tiled double shower enclosure with mixer valve and head on adjustable chrome rail. Tiling at dado height to all walls. Extraction fan at high level.

BEDROOM ONE: 3.63m x 4.12m (11'11" x 13'6")

Window to the front elevation with views of the garden and surrounding countryside. Two adjoined integrated wardrobes with hanging rails and ample storage.

BEDROOM THREE: 4.62m (Max) x 2.93m (15'2" x 9'7")

Window to back elevation.

OUTSIDE:

The property is accessed via the country lane and through a five-bar metal gate onto a paved brick driveway with space for multiple vehicles and accessing: **ATTACHED GARAGE/WORKSHOP:** Matching construction with concrete base, wooden garage door to the front elevation and personnel door to side. Power and lighting. To the front there is a landscaped level lawned area and paved sun terrace with well stocked herbaceous borders and interspaced mature trees. A pathway wraps around three sides of the property and boundaries are a combination of stone wall, wire fencing and hedging. To the back, a further paved seating area adjacent to the kitchen and ideal for alfresco dining, capitalising on the property's peaceful location. The rear garden also features a handy wooden constructed summer house and enclosed fishpond.

SERVICES:

Mains water and electric. Oil central heating system and private drainage. Council Tax Band F. EPC tbc.

DIRECTIONS:

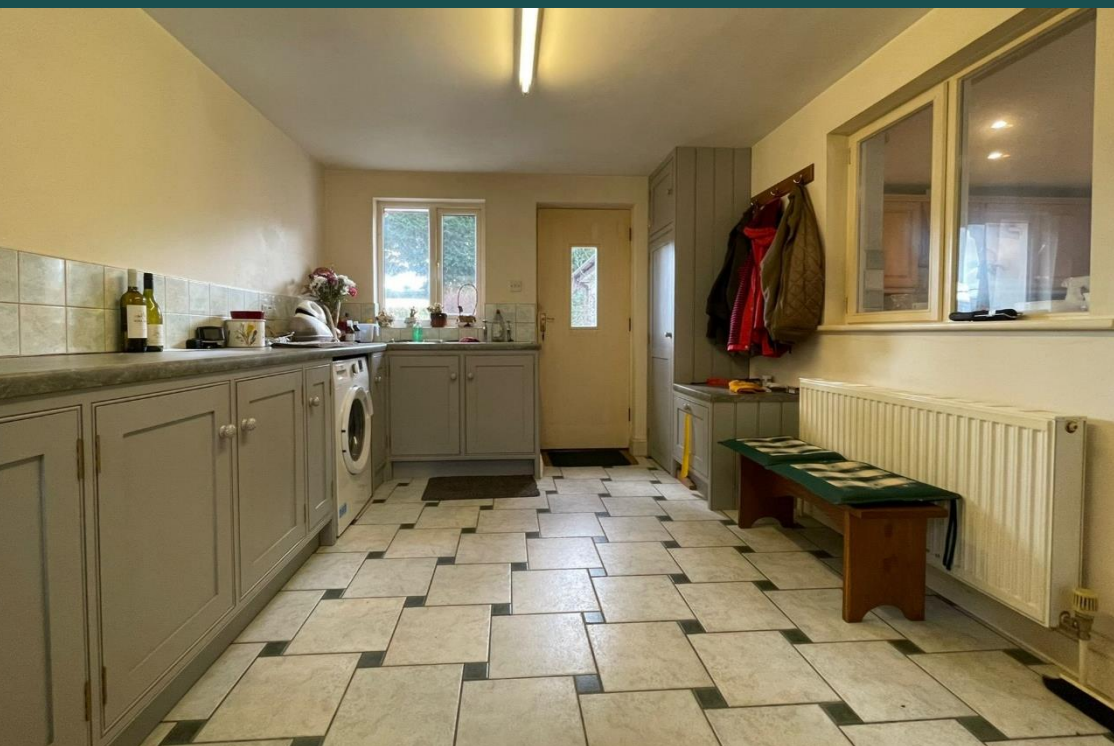
From Monmouth take the B4293 signposted Trellech and Chepstow, pass the turning for Penallt and over the brow take the left turning signposted 'Whitebrook and The Narth'. At the small crossroads turn right into The Narth and follow the road into the village. As the road bares right turn left onto Robins way and the property can be found on the left hand 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.



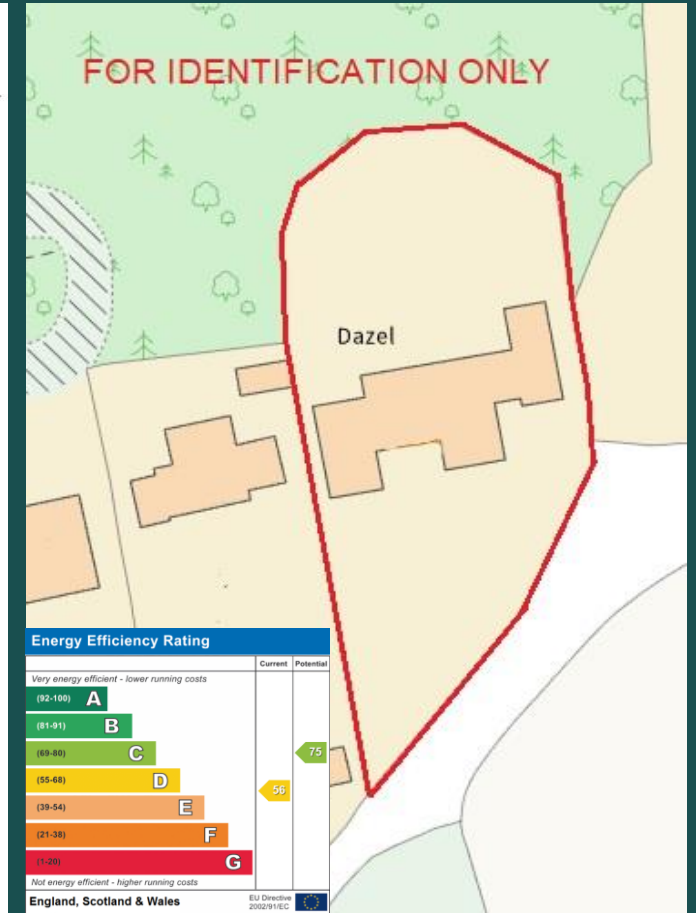




Ground Floor
Approx. 183.7 sq. metres (1977.4 sq. feet)



Total area: approx. 183.7 sq. metres (1977.4 sq. feet)



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