

High View Pentwyn Lane, Penallt



ROSCOE ROGERS KNIGHT
Town and country properties



ROSCOE · ROGERS · KNIGHT
Town and country properties

High View Pentwyn Lane, Penallt

Nestled in the centre of its 0.27 acre plot, in the heart of the desirable village, is this incredibly spacious and immaculately presented three-bedroom bungalow. Offering bright and well-appointed accommodation throughout with quality fixtures and fittings. Private in-and-out driveway, detached storeroom and enclosed landscaped gardens.

Asking price of £565,000 Freehold

Originally built in the 1960's, the property is traditionally constructed with inset double glazed uPVC windows and doors set under pitched tiled roofs. Internal features include a multi-fuel burner, moulded architraves, part glazed and wooden panelled doors, low voltage downlighters and a combination of ceramic tiled, wooden boarded and carpeted flooring. An oil-fired boiler provides domestic hot water and heating to radiators throughout.

The main entrance to the property is from the in-and-out driveway and through a pair of glazed doors with matching side panels into:

ENTRANCE PORCH: 2.54m x 1.45m (8'4" x 4'9")

Sliding door into:

INNER HALLWAY:

"L-shaped" with roof access hatch. Doors into the following:

OPEN PLAN KITCHEN/DINING ROOM: 3.22m x 7.18m (10'7" x 23'7")

Two picture windows to the back elevation enjoying pretty garden views. "L-shaped" granite worktops with uprights and matching breakfast bar. Inset dual Belfast sink and four ring electric hob with stainless steel extraction hood over. A range of shaker style cupboards and drawers set under with integrated dishwasher and fridge/freezer. Complimentary tall unit housing microwave and oven. Sliding part glazed door into:

GARDEN ROOM: 2.95m x 2.80m (9'8" x 9'2")

uPVC construction with glazing to three sides under an atrium roof. French doors to the back out to the garden.

UTILITY ROOM: 2.57m x 2.83m (8'5" x 9'3")

Window to side. Laminate worktop with cupboards set under. Space and plumbing for washing machine/tumble dryer. Floor mounted oil boiler. Consumer unit at high level.

FAMILY BATHROOM:

Two frosted windows to side. A white contemporary suite comprising a low level WC, vanity unit with insert wash basin, bath with mixer taps and fully tiled shower enclosure with mixer valve and head on adjustable chrome rail. Chrome ladder style radiator.

BEDROOM ONE: 5.55m x 3.65m (18'3" x 11'12")

Picture window to the front with garden views. Fitted wardrobe with sliding mirrored doors housing the water cylinder, hanging rails and ample storage.

BEDROOM THREE: 3.61m x 2.71m (11'10" x 8'11")

Picture window to back with views of the rear garden.

BEDROOM TWO: 3.64m x 3.63m (11'11" x 11'11")

Picture window to back. Fitted wardrobed with sliding mirrored door, hanging rail and ample storage.

LIVING ROOM: 5.44m x 4.54m (17'10" x 14'11")

An incredibly bright principal reception room with picture window to the front and French doors to the back with matching side out to sun terrace. Stone fireplace with matching hearth housing multi-fuel burner.

OUTSIDE:

The property is approached from the lane leading to an in-and-out driveway accessing: STOREROOM: Matching construction with a concrete base and up and over garage door to the front all set under a pitched tiled roof. The front garden is well maintained with shaped lawned areas complemented by well-stocked herbaceous borders. A paved pathway wraps around the perimeter of the property with stone steps leading up to a useful stone outbuilding and a further extensive lawned area surrounded by shrubs and mature hedgerow. Set to the side is a raised patio creating an ideal space for alfresco dining and entertaining. Boundaries are a combination of wooden fencing and mature hedgerow.

SERVICES:

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

DIRECTIONS:

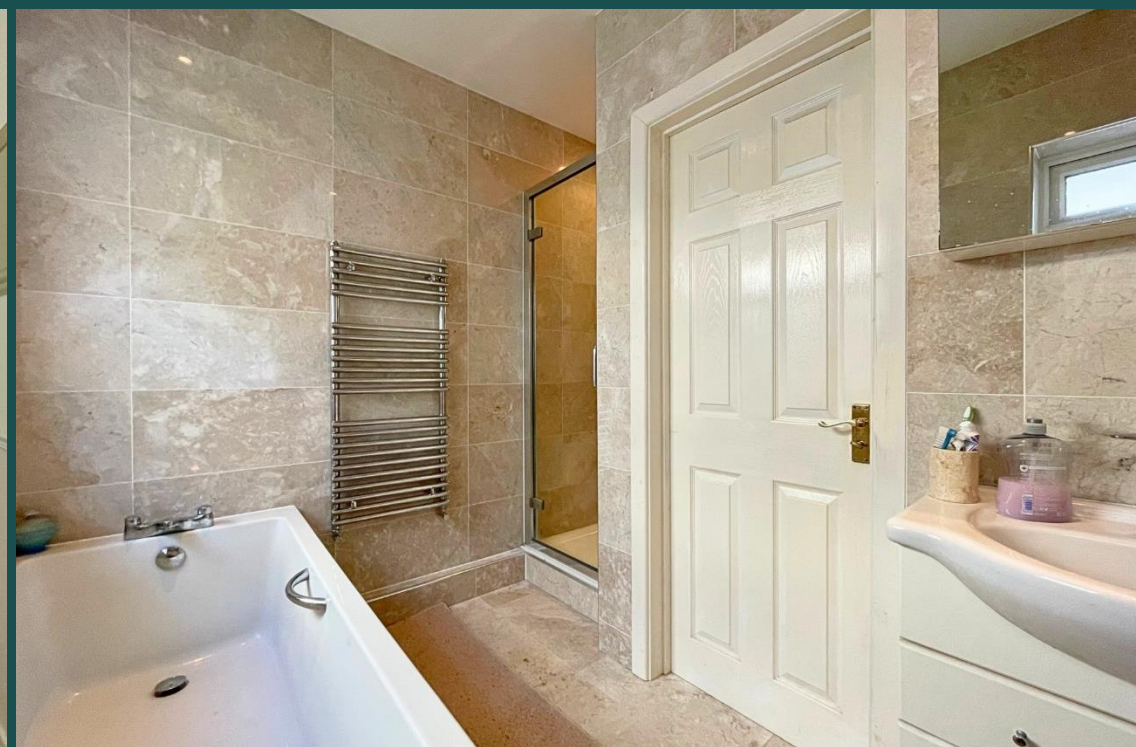
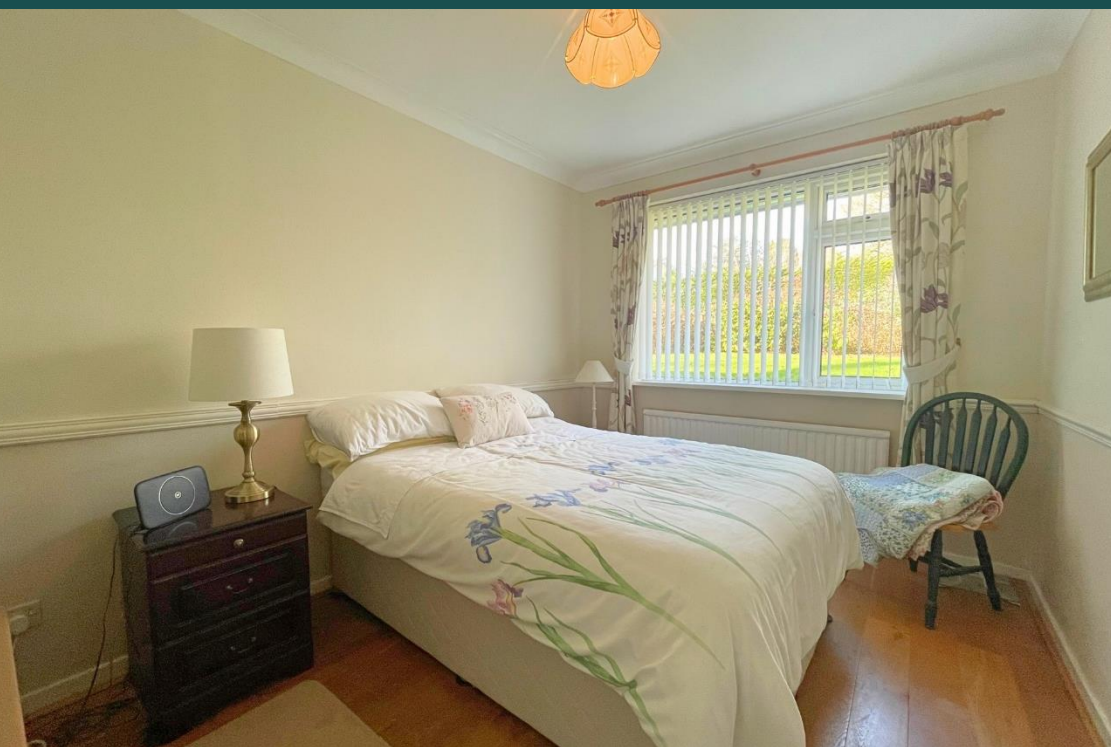
Take the B4293 towards Trellech. Take the turning left to Penallt and follow the road to the village. Upon reaching the crossroads, turn left and the property can be found after a short distance on the left-hand side before the Inn at Penallt pub.

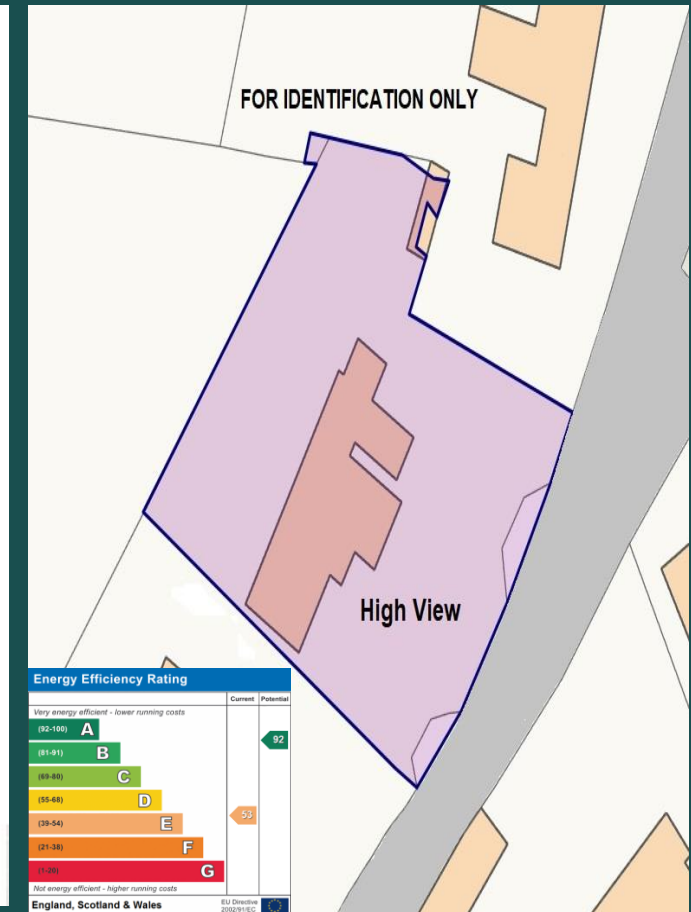
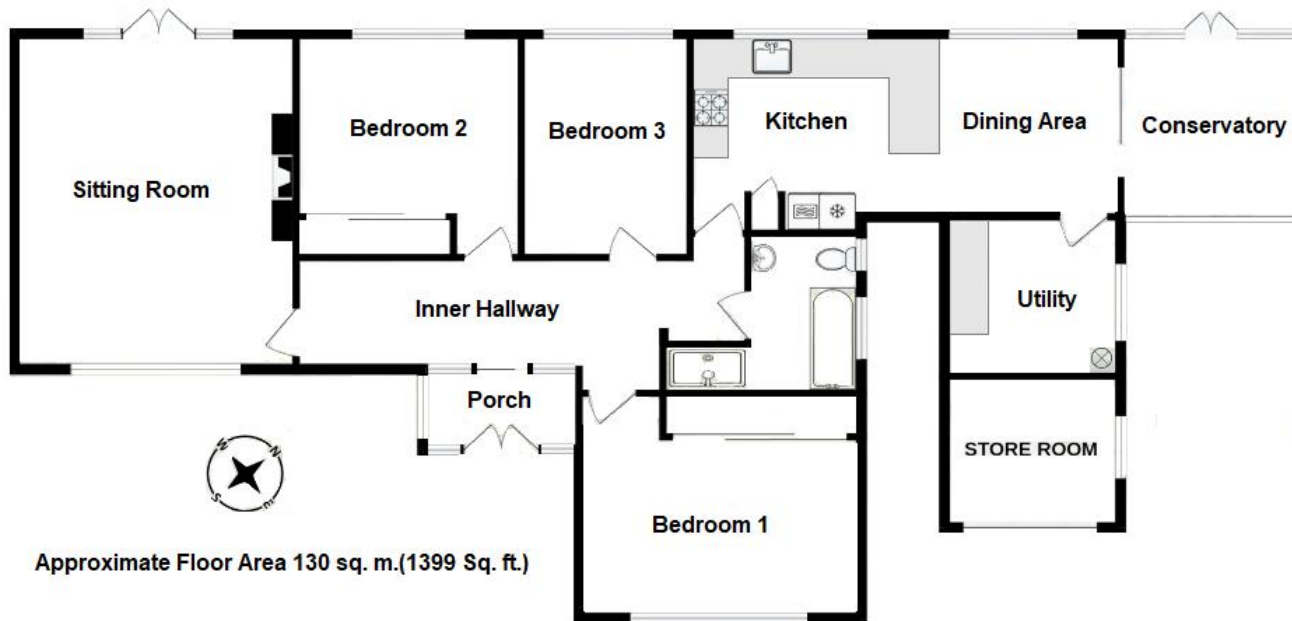
Roscoe Rogers & Knight would like to draw your attention to the following notes:

- 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.









Telephone: 01600 772929

3 Agincourt Square, Monmouth, Monmouthshire, NP25 3BT

www.roscoerogersandknight.co.uk