



DIRECTIONS

What 3 Words - smiling.libraries.myths

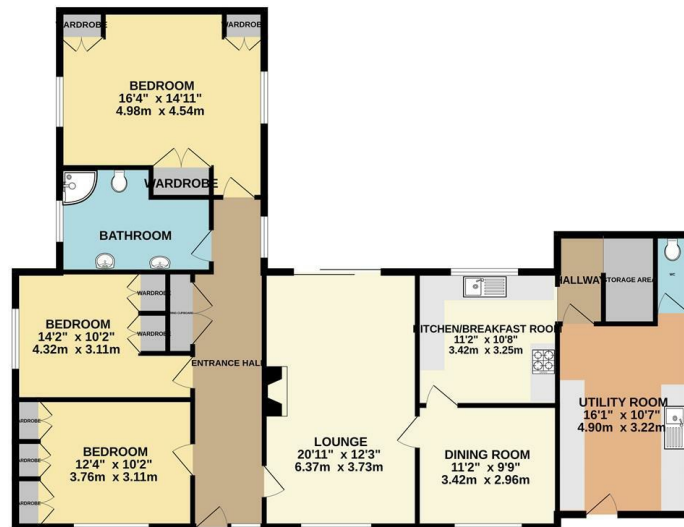
SERVICES

Mains electric and water. Oil fired central heating. Private septic tank, which is in the rear garden under the rockery area.
Council Tax Band F

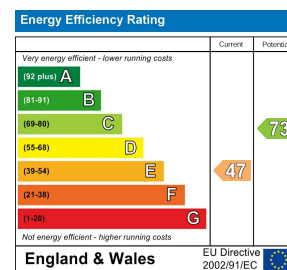
TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.

GROUND FLOOR
1454 sq.ft. (135.1 sq.m.) approx.



TOTAL FLOOR AREA: 1454 sq.ft. (135.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Floorplan Studio



THE BUNGALOW, PENHOW, CALDICOT, MONMOUTHSHIRE, NP26 3AA

3 1 2 E

£583,000

Sales: 01291 629292
E: sales@thinkmoon.co.uk

DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

OFFERS
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.

Moon & Co, their clients and any joint agents give notice that:
1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.

2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.

Offered to the market with the benefit of no onward chain this detached sizeable bungalow occupies a fantastic elevated position on Bowdens Lane within the popular village of Penhow affording breath-taking views across surrounding countryside and towards Grey Hill. The accommodation on offer will no double suit a variety of markets with the added opportunity to extend or indeed create a dormer, subject to the necessary planning consents, furthermore this could cater for a multi-generational living as the garage has been converted. The well planned and versatile living accommodation briefly comprises: entrance hall, a very well-proportioned double aspect lounge, formal dining room, kitchen/breakfast room, handy storeroom/pantry, converted garage to provide a large utility room with WC off and three double bedrooms plus a four-piece family bathroom. Further benefits include private driveway parking for several vehicles with a low maintenance front garden area, as well as a very generous rear garden comprising a paved patio area and a low maintenance area laid to lawn.

The property is situated on quiet country lane but is within easy reach of the A48 providing access to Magor, Newport, Caldicot and Chepstow, as well as the motorway network for the commuter.

ENTRANCE HALL

uPVC entrance door with glass panel lead into the spacious reception hall. Loft access point. Built-in storage cupboard.

BEDROOM 2

A very good size double bedroom with window to the front elevation. Fitted wardrobes to one side.

BEDROOM 3

A double bedroom with window to side elevation with fantastic views towards Grey Hill and surrounding countryside. Fitted wardrobes.

BEDROOM 1

A fantastic size double bedroom with fitted wardrobes to both

sides of the room. Enjoying a double aspect offering views towards Grey Hill and beyond. Space to insert an en-suite is desired. Patio doors lead out to rear garden.

FAMILY BATHROOM

Comprising a four-piece suite to include, corner bath, corner shower cubicle with jacuzzi shower, two wash hand basin with mixer taps inset to vanity unit and low-level WC. Heated towel rail. Fully tiled walls and tiled flooring. Frosted window to the side elevation.

LOUNGE

A very well-proportioned reception room enjoying a double aspect to both the front and rear affording fantastic countryside views. Feature fireplace. Patio doors to the rear garden flooding lots of natural light.

DINING ROOM

Providing a second good size reception space, currently utilised as a formal dining room. With a large window to front elevation.

KITCHEN/BREAKFAST ROOM

Comprising an extensive range of fitted wall and base units with wood effect laminate worktops over and tiled splashbacks. Inset one and a half bowl and drainer stainless steel sink unit with mixer tap. Eye level electric oven and grill. Four ring electric hob with extractor hood over. Integrated Neff dishwasher. Space for fridge, washing machine and tumble dryer. Space for breakfast table and chairs. Tiled flooring. Window to rear elevation. There is the potential to incorporate with the dining room which would create a sizeable and really fantastic open plan kitchen/dining/family space.

REAR LOBBY

Which provides access into a further room currently utilised as a storeroom. With window to rear elevation.

FORMER GARAGE

Now a sizeable utility room with an extensive range of wall and base units with wood effect laminate worktops over and tiled splashbacks. Two windows to the side elevation. uPVC pedestrian door to front elevation. Space for white goods. Inset stainless steel sink with drainer. Oil boiler. Tiled floor.

WC

Comprising low level WC and frosted window to the side elevation.

OUTSIDE

To the front is a low maintenance area laid to lawn and private driveway providing parking for several vehicles. To the rear is a sizeable paved patio area providing an ideal space for dining/entertaining and enjoying views across the gardens and countryside beyond. Steps lead down to a very sizeable area laid to lawn with tarmac pedestrian pathway leading to the rear boundary. There is also a low maintenance garden area at the rear laid to stones with a range of attractive ornaments, plants and shrubs, as well as an attractive low level stone wall. The rear garden is enclosed by hedgerow and timber fencing.

AGENTS NOTE

Please note : The converted garage could make a further bedroom with en-suite facilities if required.

SERVICES

Mains electric and water. Oil fired central heating. Private septic tank, which is in the rear garden under the rockery area.

