MITCHEL TROY COMMON

Guide price **£450,000**





ARCHER & Co

4 HILLSIDE CLOSE

Mitchel Troy Common, Monmouth, Monmouthshire NP25 4JR



Exclusive cul-de-sac
Extensive gardens
Beautiful views

This wonderful three-bedroom family home is situated in an exclusive small cul-de-sac in a village location on the outskirts of Monmouth town. Set within a fabulous plot of approximately ¼ of an acre, the property enjoys beautiful far-reaching countryside views.

This inviting and much-loved home has been in the ownership of the current family for approximately 47 years, a testament to the comfort and appeal it offers. The accommodation comprises a spacious entrance area providing access to the large double garage and a separate utility room with W.C. A door leads through to the main hallway, which in turn provides access to the large lounge/dining room and kitchen, while a small flight of steps leads up to the three bedrooms and the family bathroom.

Externally, the property sits within a generous wraparound plot of private, well-established gardens, offering a high degree of privacy along with stunning far-reaching views across the surrounding countryside.

Mitchel Troy is a picturesque village nestled in the rolling countryside of Monmouthshire, South East Wales. Located just three miles southwest of the historic market town of Monmouth, the village offers a tranquil rural setting with convenient access to local amenities and transport links via the nearby A40, providing easy access to Newport, Cardiff, Bristol, and beyond.

Monmouth is also renowned for its excellent schools, including the prestigious Haberdashers' Monmouth Schools, which attract families from across the region. With a strong sense of community and a calendar full of cultural and social events, residents enjoy a lively and inclusive lifestyle. The town's streets are lined with characterful buildings and an array of local amenities including independent shops, cosy cafés, traditional pubs, plus a range of independent and national brand retailers.

For outdoor enthusiasts, Monmouth is a gateway to the Wye Valley Area of Outstanding Natural Beauty, offering breathtaking walking, cycling, and canoeing opportunities



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KEY FEATURES

- Detached Split level bungalow
- Far reaching views
- Large garden
- Small cul-de-sac
- Room to extend (STP)
- Double garage









STEP INSIDE









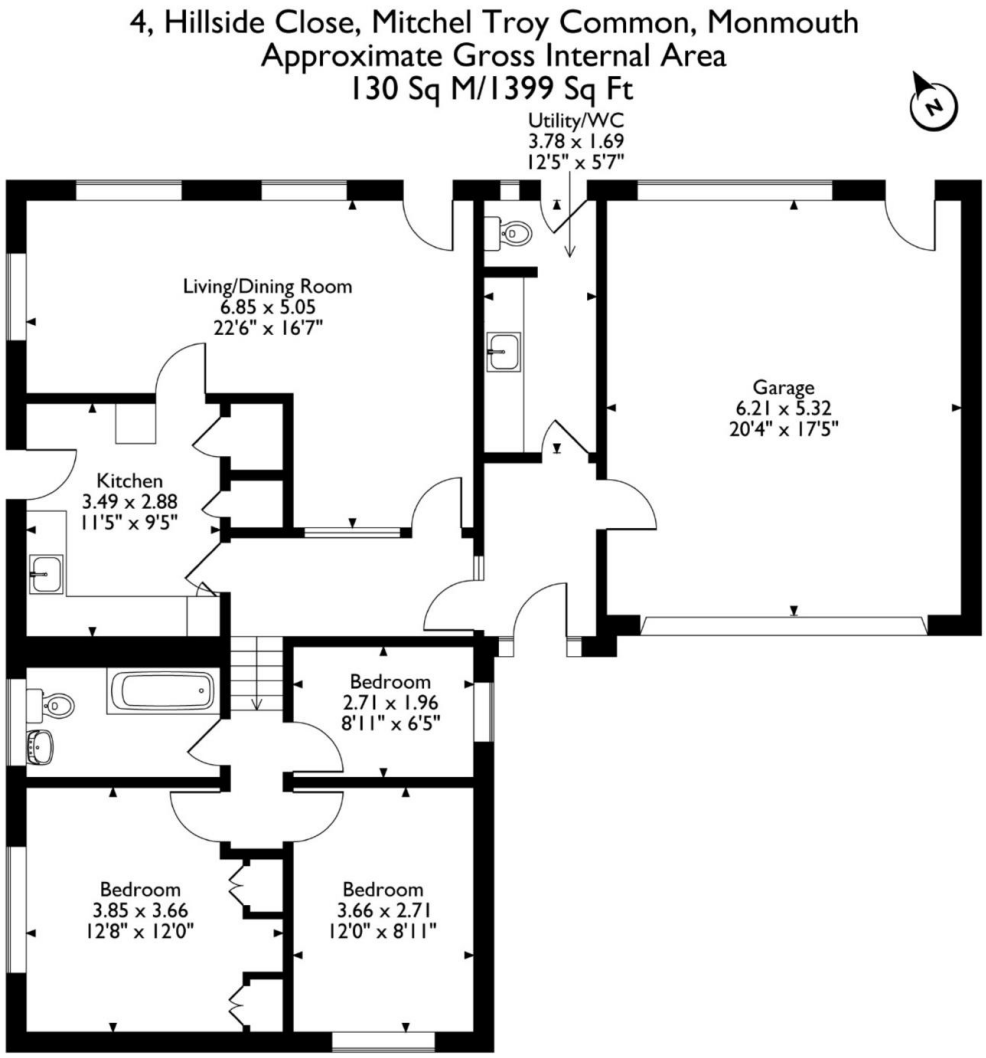


Entering the property, you are welcomed into a useful tiled hallway providing access to the large double garage, the utility room, and a W.C.

The utility room is fitted with base units and a sink, with plumbing for a washing machine, as well as the convenience of a W.C. There is also a door and window leading to the rear garden.

An obscure glazed door leads through to the main hallway, which in turn provides access to the lounge/dining room and the kitchen/breakfast room. A few steps lead up to the family bathroom and the three bedrooms.

The lounge is a wonderful, spacious and inviting room with large windows overlooking the attractive gardens, enjoying views across the beautiful surrounding countryside and distant hilltops. There is ample space for both lounge and dining furniture.



The dining area benefits from an additional window overlooking the garden and a doorway leading through to the kitchen, creating a pleasant flow between the rooms.

The kitchen, although now in need of some modernisation, has been immaculately maintained and offers a good range of wall and base units. There is space for appliances as well as room for a small dining table and chairs. A walk-in cupboard houses the central heating boiler, and the room also benefits from tiled flooring and a door providing access to the private garden.

The three bedrooms are all well-proportioned. The principal bedroom enjoys a pleasant outlook and fitted wardrobes. Bedroom two is another good-sized double, while bedroom three is a generous single.

The family bathroom has an obscure window to the side aspect and is fitted with a panelled bath with a Mira shower over, a low-flush W.C., and a pedestal wash hand basin. The walls are fully tiled.

STEP OUTSIDE



To the front of the property, a driveway provides access to the double garage and a generous area of lawn that wraps around this wonderful, private plot. The gardens extend to approximately ¼ of an acre and offer a high degree of privacy, along with beautiful surrounding countryside and hilltop views.

The gardens are mainly laid to lawn and feature a good selection of established plants and shrubs, including three apple trees and a damson tree. A patio area to the side and rear of the property provides an ideal space for outdoor furniture, perfect for relaxing and enjoying the peaceful setting and attractive views.



INFORMATION

Postcode: NP25 4JR
Tenure: Freehold
Tax Band: F
Heating: Oil
Drainage: Mains
EPC: D





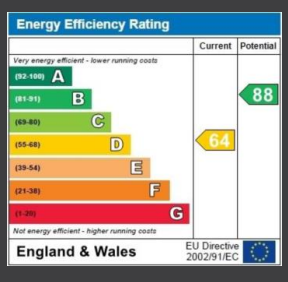
DIRECTIONS

From our offices proceed over Monnow bridge turning left and the traffic lights. Turn right at the roundabout and bear right following this road for approximately two miles to Mitchel Troy. Proceed through the village turning left onto Common Road. Travel up the hill passing Garthi Close on your right, continue a short distance and turn right into the lane. Follow the lane up the hill for a short distance turning right into Hillside close where number 4 will be located on the right hand side.









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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.