



Ty Brith, Dingestow NP25 4DP

- 3 Bedroom Detached Bungalow
- First Floor 2 Bedrooms & 1 to Ground Floor
- 2 Reception Rooms
- 2 Shower Rooms
- Full Length Conservatory
- Integral Garage Workshop & Ample Driveway
- Enclosed Patio Garden
- Beautiful Village Location





About The Property

GREAT OPPORTUNITY!!! *NO ONWARD CHAIN*

Set in a pleasant cul-de-sac this 3 bedroom detached chalet style bungalow has oodles of potential. It sits on its own plot, has a large garage with workshop and a herringbone driveway for several vehicles. The grounds are a collection of mature shrubbery and includes rear patio area with conservatory. The flexible accommodation includes 2 double bedrooms to the first floor with shower room and double bedroom to the ground floor with a further shower room. The property also benefits from Solar panels, outstanding views over the nearby hills, whilst being located within close proximity to farmland.

Situated in the much sought-after location of Dingestow village, located 4 1/2 miles south of Monmouth town centre, this small and friendly village offers amenities including: a village shop; public house, village hall which is a focus for many aspects of village life including exercise and educational classes and other social events and St Dingat's Church.

Monmouth's amenities which include doctors and dentists, to supermarkets and boutique clothing stores great transport links to surrounding areas via the A449 and A40 on to the M4, M5 and M50 motorway networks, making Midlands, Bristol and Cardiff easily reachable.



Accommodation

Enter Via

Obscured glazed door with glazed side panel into:

Lounge

18' 1" x 11' 4" (5.51m x 3.45m)

PVC Double glazed window to front aspect and frosted internal window to hallway, feature coal effect electric fire with wood surround, radiator, laminate flooring, TV point, power and light.

Hallway

15' 5" x 5' 11" (4.70m x 1.80m)

Stairs to first floor landing, understairs cupboard with hanging hooks and shelving, wood panelled walls, ceramic tiled flooring, door bell, power and light. Doors off to:

Kitchen

18' 1" x 10' 7" (5.51m x 3.23m)

PVC Double glazed windows to side and front aspects with obscured door to side, fully fitted kitchen with wood effect base, wall and drawer units, laminate work surface over, stainless steel 1 1/2 bowl sink with drainer and mixer tap over, integrated dishwasher, space for fridge freezer and dining table, eye level double oven and microwave, inset electric hob with extractor over, double cupboard with shelving, radiator, ceramic tiled flooring, cupboard housing consumer unit, further fitted dresser style unit with glazed doors, draws and shelving, power and spot lighting.

Bedroom Three

9' 10" x 13' 2" (3.00m x 4.01m)

PVC Double glazed window and French doors into conservatory with glazed side panel, dado rail, radiator, laminate flooring, power and light.

Ground Floor Shower Room

6' 11" x 5' 10" (2.11m x 1.78m)

PVC Double glazed obscured window to side, shower cubicle with electric shower over, vanity unit with inset wash hand basin and cupboard under, low level WC with concealed cistern, electric wall heater, shaver socket, radiator, fully tiled walls and light.

Study

8' 10" x 9' 9" (2.69m x 2.97m)

Sliding Patio doors into conservatory, fitted cupboards with shelving to side, radiator, laminate flooring, power and light.

Conservatory

22' 11" x 5' 7" extending to 8' 11" (6.99m x 1.70m extending to 2.72m)

PVC Double glazed windows to 3 sides and door to patio garden, wood panelled wall with exposed brick, radiator, laminate flooring, power and light. Door into:

Garage/ Workshop

37' 2" x 8' 7" (11.33m x 2.62m)

Ample space for 2 vehicles and workshop to end with window to rear aspect, electric powered roller door, power and light.

From The Hallway

Exposed wooden stairs to first floor with hand rail.

Landing

Wood panelled wall with concealed door into airing cupboard housing hot water tank, Solar panel consumer unit and shelving, power and light. Doors off to:

Bedroom One

15' 11" x 10' 10" max (4.85m x 3.30m max)

PVC Double glazed window to front aspect, fitted wardrobes to 2 walls with hanging rails and shelving, 2 x double door eves storage, radiator, laminate flooring, BT point, power and light.

Bedroom Two

10' 11" x 10' 4" (3.33m x 3.15m)

PVC Double glazed window to rear aspect with far reaching Countryside views, fitted wardrobes with hanging rails and shelving, 2 x double door eves storage, radiator, laminate flooring, TV point, power and light.

First Floor Shower Room

7' 10" x 6' 7" (2.39m x 2.01m)

Double glazed small Velux window, double shower cubicle with mixer shower over, large vanity unit with inset wash hand basin and mixer tap over with cupboards under, low level WC, fitted storage cupboard with shelving, shaver socket, chrome towel radiator, fully tiled walls and light.

Garden

Fully enclosed patio style garden with established shrubs and tree, shed and path leading to front.

Parking

Herringbone driveway with space for several vehicles, established shrub border and plants.

Services

Mains services to include electric and water. Solar panels.



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

EPC Rating: D