57 Parklands, Penperlleni, NP4 0BE

Three Bedroom Detached Bungalow

Guide Price of
£375,000

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Overview

- Detached Bungalow
- Three Bedrooms
- Two Reception Rooms
- Gas Central Heating
- New Double Glazing
- Front and Rear Gardens
- Driveway and Garage
- Quiet Residential Location
- No Onward Chain

A detached bungalow in a beautiful semi-rural location on the outskirts of Penperlleni.

Coming to the market for the first time in over 30 years, this spacious three bedroomed detached bungalow is located on the popular Parklands development in Penperlleni. Externally decorated with low maintenance features, it is sure to attract interest from potential buyers.
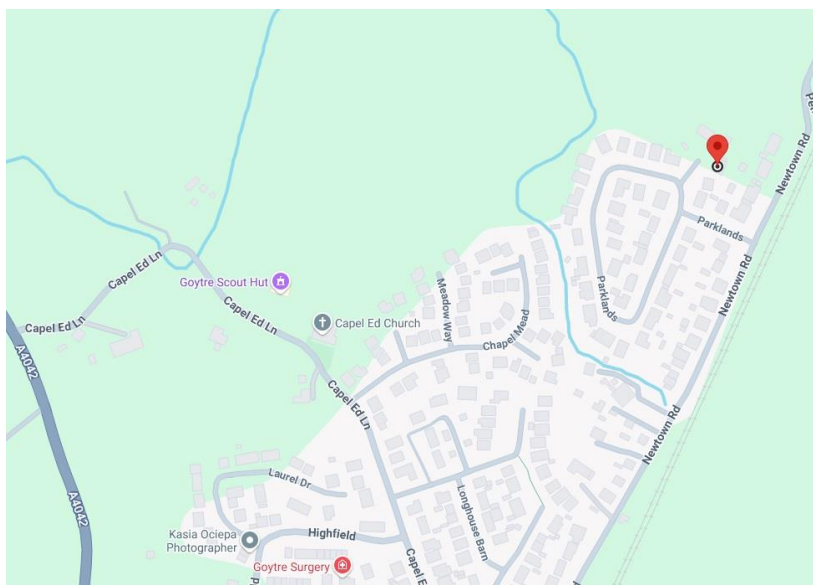
Updated to include new Upvc double glazing and new front door, new Upvc fascia boards and soffits. New rain water goods, new combination gas boiler and some new carpets, this property must be viewed to be fully appreciated.

Accommodation comprises: entrance hall with original parquet flooring, dining room, kitchen, living room to the rear of the property, bathroom and three bedrooms. The attic is fully insulated.

The bungalow is situated in a secluded cul-de-sac. It has excellent 'wrap around' mature gardens with adequate scope to extend the property subject to planning permission. The gardens are laid to lawn with a variety of shrubs and trees front and back. At one side there is a driveway with parking space for two cars and a single garage with an 'up and over' door The rear garden has a greenhouse and patio seating area.
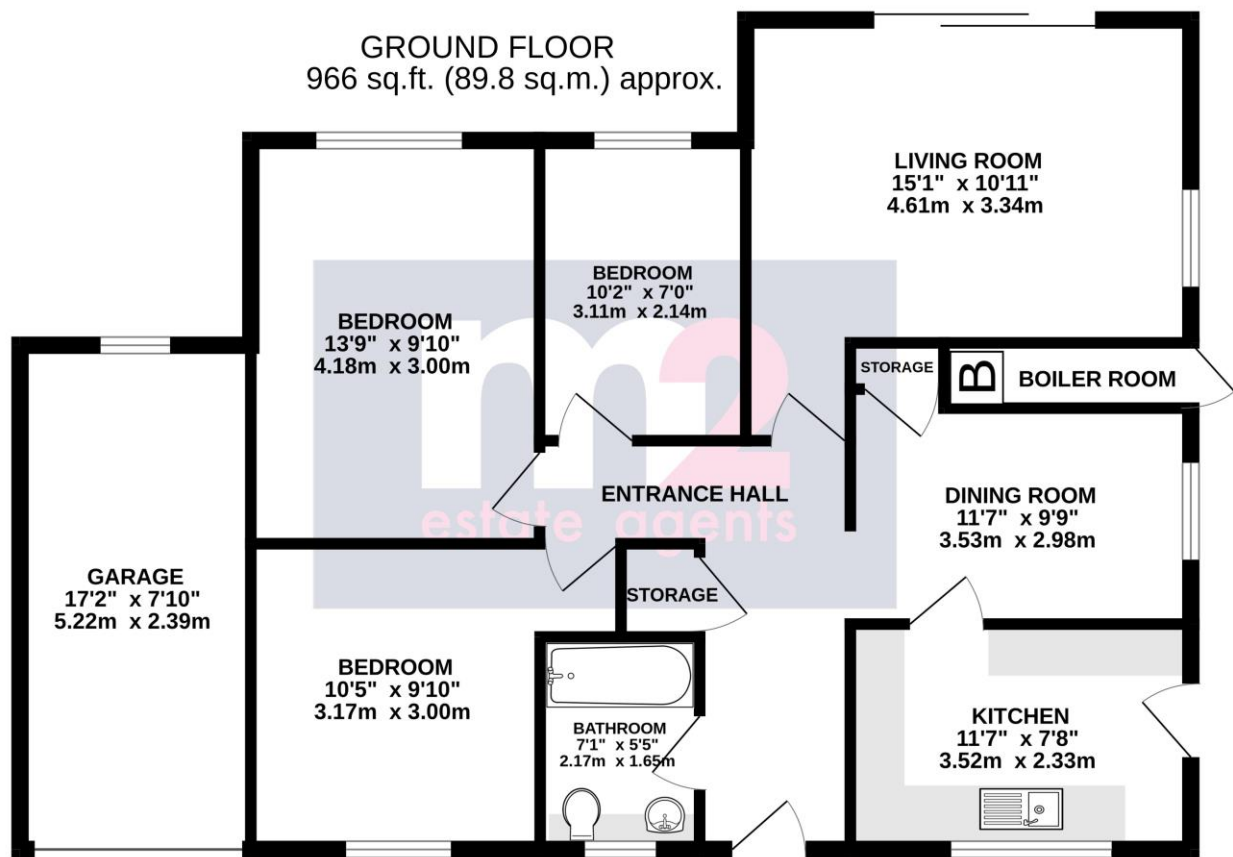
Offered with no onward chain.

Location

Penperlleni/Goytre is a social village with an active village hall, social club, pub, fish and chip shop and a convenience store. A pre-school for children aged 2-4 years and a primary school for children aged 4 to 11.
There is also a hairdressers and a doctor's surgery with its own dispensary. Outdoor facilities include children's play area, football field and the nearby Goytre United Football Club.
The location benefits from local walks and bike rides including the Monmouthshire and Brecon Canal towpath. The village is conveniently located close to the popular market towns of Abergavenny and Usk with excellent road links.
Penperlleni is on a bus route that provides an hourly service to Abergavenny where there is a bus and train station and Pontypool train station is just 4.5 miles away offering regular direct routes to the cities of Newport, Cardiff and Hereford. The picturesque town of Usk is only 4.8 miles away.

GROUND FLOOR
966 sq.ft. (89.8 sq.m.) approx.

LIVING ROOM
15'1" x 10'11"
4.61m x 3.34m

BEDROOM
10'2" x 7'0"
3.11m x 2.14m

BEDROOM
13'9" x 9'10"
4.18m x 3.00m

STORAGE

B **BOILER ROOM**

ENTRANCE HALL

DINING ROOM
11'7" x 9'9"
3.53m x 2.98m

GARAGE
17'2" x 7'10"
5.22m x 2.39m

STORAGE

BEDROOM
10'5" x 9'10"
3.17m x 3.00m

BATHROOM
7'1" x 5'5"
2.17m x 1.65m

KITCHEN
11'7" x 7'8"
3.52m x 2.33m

TOTAL FLOOR AREA : 966 sq.ft. (89.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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Score	Energy rating		Current	Potential
92+	A			
81-91	B			
69-80		C	73 C	80 C
55-68		D		
39-54		E		
21-38		F		
1-20		G		

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