



1 PARK VIEW

DINGESTOW | MONMOUTH | MONMOUTHSHIRE



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LOCATED ON THE OUTSKIRTS OF DINGESTOW VILLAGE, 1 PARK VIEW IS A BEAUTIFULLY PRESENTED THREE-BEDROOM SEMI-DETACHED FAMILY HOME THAT HAS BEEN RENOVATED BY THE CURRENT VENDORS. BOASTING OFF-ROAD PARKING AND A TREMENDOUS LAWNED GARDEN BORDERED WITH MATURE HEDGING, THIS PROPERTY WILL APPEAL TO MANY PURCHASERS. VIEWS CAN BE ENJOYED OVER NEIGHBOURING FIELDS AND MONMOUTHSHIRE COUNTRYSIDE.

- Attractive semi-detached three bedroom family home •
 - Situated in an extremely commutable position, with access on to the A40 within 2 miles •
- Open plan kitchen / dining area bursting with character and charm •
- Three bedrooms, family bathroom and downstairs cloakroom with w.c •
 - Recently fitted high specification family bathroom •
 - Lawned garden enclosed with hedging either side •
- Two off-road parking areas at the front of the property & garage •
- Surrounded by stunning Monmouthshire countryside yet boasting fantastic links to the larger centres of Cardiff / Bristol and London •

DISTANCES FROM 1 PARK VIEW

Dingestow 0.8 mile • Raglan 3.2 miles • Monmouth 4.6 miles
Usk 9.7 miles • Abergavenny 12.8 miles • Chepstow 15.2 miles
Ross-on-Wye 17.3 miles • Hereford 23.1 miles
Cardiff 32.1 miles • Bristol 41.9 miles • London 148.6 miles
Abergavenny Train Station 11.3 miles • Newport Train Station 21.3 miles
Bristol Parkway Station 37.4 miles
Bristol Airport 47.8 miles • Birmingham Airport 83 miles
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

Dingestow is a small village located 4 miles south-west of Monmouth and approximately the same distance north-east of Raglan in rural Monmouthshire. The village benefits from a village hall, The Bridge Caravan Park and Camping Site and St Dingat's Church. The nearest public house is the Somerset Arms located just outside of the village towards Mitchel Troy. Just 1.5 miles away is Square Farm Shop who offer clients exceptional farm produce using organic and traditional methods including premium meat, eggs, vegetables, ice cream, milk, chutneys and fruit preserves.

Raglan village is located 3.6 miles from 1 Park View and has excellent amenities, including a primary school, Tesco Express, butchers, doctors surgery, pharmacy, public houses and the highly regarded Beaufort Hotel & Brasserie.

There are good connections to the main road network with the historic border town of Monmouth being just 4.6 miles away. Monmouth benefits from Haberdashers Monmouth Schools, Llangattock School Monmouth with Montessori Nursery, and state of the art Monmouth Comprehensive School. There are a variety of Primary Schools in the local area.

Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities. The River Wye flows through Monmouth and is a popular tourist attraction offering canoeing, kayaking and rowing.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a short drive away. The Brecon Beacons National Park is located to the North of Abergavenny, Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.



THE PROPERTY

1 Park View is one of a pair of semi-detached properties, situated on the outskirts of Dingestow. The property has been renovated by the current vendors and is immaculately presented throughout.

Step into the entrance hall and in to the open plan kitchen / dining room. The kitchen comprises of grey wall and base units and solid wood worktops. There is an integral dishwasher, oven, gas hob with extractor fan and space for a freestanding fridge freezer. The base units have been conveniently placed to provide a breakfast bar.

From the kitchen is the living room, boasting a triple aspect with views of the front and rear aspects of the property. A woodburning stove makes an attractive feature. There is a useful storage cupboard in this room.

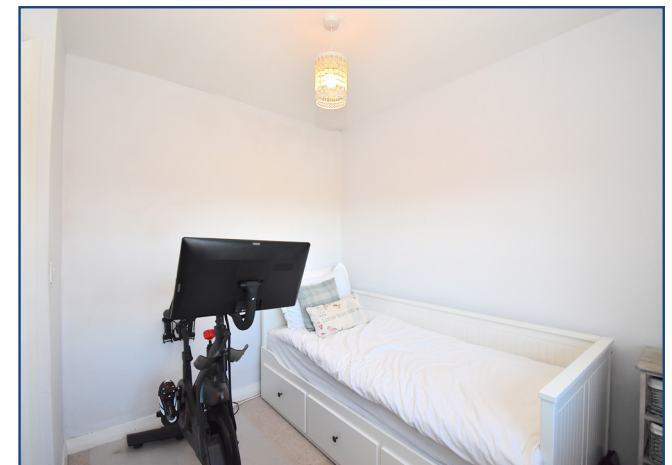
Upstairs, there are three bedrooms. All bedrooms have a pleasant view to either the front or rear aspects and are bright and airy. Bedroom 2 includes an original fireplace which is an attractive feature in this room.

The family bathroom comprises of a white suite including a corner bath, with fitted shower above, w.c., and wash hand basin with vanity unit.

OUTSIDE

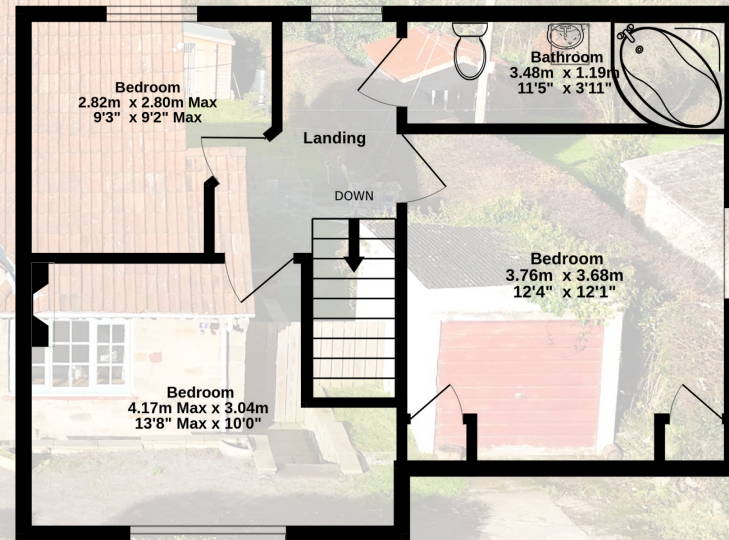
1 Park View boasts a lawned rear garden bordered with hedging either side. There is plenty of space for entertaining guests and enjoying al-fresco dining during the summer evenings.

At the front of the property is a garage, which is used by the current vendors as a storage. We have been advised that its condition may require some attention.





Ground Floor
50.9 sq.m. (547 sq.ft.) approx.



1st Floor
42.4 sq.m. (456 sq.ft.) approx.

TOTAL FLOOR AREA : 93.2 sq.m. (1003 sq.ft.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplans 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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KEY INFORMATION

Services: Mains water and electric. LPG gas. Shared drainage with property next door (septic tank)..

Tenure: Freehold.

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: E.

Local Authority: Monmouthshire County Council. Telephone: 01633 644644

Viewings: Strictly by appointment with the selling agents

Directions: From Monmouth proceed South on to the B4293 towards Mitchel Troy passing Millbrook Garden Centre on the right. Upon reaching Mitchel Troy, drive through the village and then stay left signposted Dingestow, avoiding the right-hand fork to the A40. Continue along this road for approximately 2 miles passing The Somerset Arms on your left and passing the turning for Dingestow. The property will be the third property on your right hand side.

Postcode: NP25 4BJ



ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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