



## New House

### Greenways Lane, Trelleck Monmouthshire, NP25 4UA

**A spacious four bedroom detached family home in the sought after rural village of Trelleck**

- Detached four bedroom village property ●
- Easy access to border towns of Monmouth and Chepstow ●
- Sought after location & village position ●
- Detached garage ● Situated in a spacious plot ●

# New House

Greenways Lane, Trellech, Monmouthshire, NP25 4UA

**Situated in the sought after village of Trellech, New House is a substantial four bedroom detached property offering spacious family living.**

**The property enjoys a sunny south facing aspect offering spacious family accommodation; the living room and kitchen both extending to over 23' each.**

**Situated in a good sized plot, along a country lane on the edge of the village, close to the popular village school, New House offers plenty of off road parking for 3/4 vehicles, along with a detached garage and gardens to the front and rear elevations.**

**Monmouth – 5 miles • Chepstow – 11 miles  
Newport – 23 miles • Bristol – 28 miles**

## Location & Situation

New House enjoys an easily accessible location in the popular village of Trellech, not far from the town of Monmouth. Trellech offers a number of local amenities including a highly regarded village school and a popular award-winning public house, the Lion Inn.

An abundance of tourism and recreational activities exist within the Wye Valley and wider region, with the beautiful surrounding Usk Valley and Brecon Beacons National Park also only a short distance away. The quaint villages of Tintern and Trellech are popular villages for residents or tourists to visit in the area

Further leisure and shopping amenities are situated in the nearby border town of Monmouth, with more extensive facilities at Newport, Bristol and Cardiff. Good road and rail services exist, with the nearby A40 providing access to the M50/M4/M5.

The town of Monmouth also boasts a fantastic schooling reputation, especially Haberdashers Private School for Boys and Girls, which achieved an 'excellent' rating in every category in its 2016 ESTYN report.

## New House Residence

The modern build house is set out over two floors, briefly described below;

**Entrance Hallway** (6.13x2.46m) with partially separate porch area, access to kitchen, shower room and living room. Under stairs cupboard, radiators, light, power points.

**Kitchen/Dining Room** (4.77x7.22m) comprising: Kitchen area with fitted matching wall and base units, space for cooker and dishwasher. Light, power points, radiator. Door to porch. Double glazed window overlooking rear garden.

Open plan dining area with large double glazed window to front aspect. Telephone and television points.

**Porch** With access to rear garden.



**Living Room** (8.57x4.57) a large bright room with a partially separated area to the front, making an ideal storage area or study. Double glazed windows to both front and rear aspects. Lights, power points, television point, radiator.

**Ground Floor Shower Room** with plumbing for washing machine, three piece suite comprising wash hand basin, WC and shower enclosure with curtain electric shower, radiator, double glazed frosted window to rear.

**Landing** Large, light and spacious with double glazed window overlooking the front. Access to:

**Bedroom 1** (4.57x3.09m) Light, power points, double glazed window and radiator

**Bedroom 2** (4.78x3.15m) Light, power points, double glazed window and radiator

**Bedroom 3** (3.82x4.58m) Light, power points, double glazed window and radiator

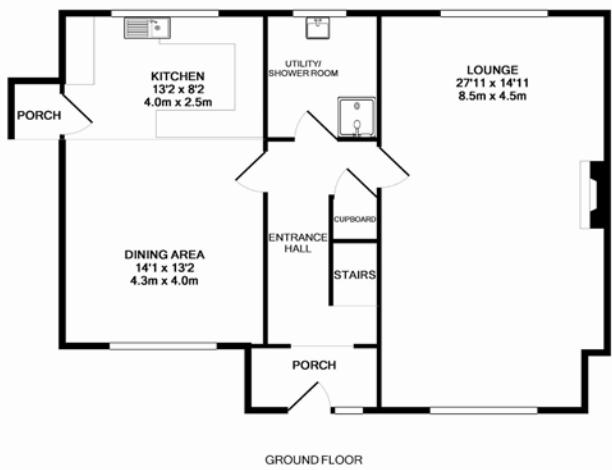
**Bedroom 4** (3.87x4.58m) Light, power points, double glazed window and radiator

**Bathroom** White four piece suite comprising: Wash hand basin, panelled bath, WC, radiator. Frosted double glazed window.



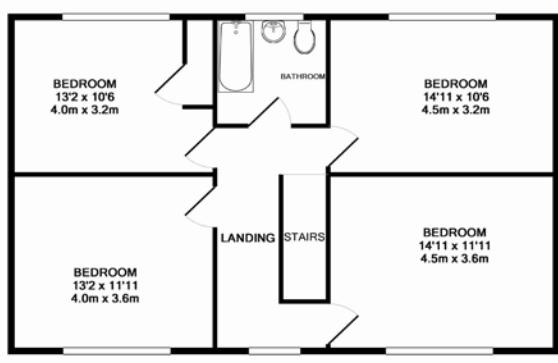


### New House Accommodation Floorplan



### Gardens/Garage

To the front aspect of the New House is a tarmac drive, providing off road parking for 3/4 cars. There is a large area laid to lawn directly in front of the property with a path and steps leading to the front door. The tarmac drive extends to the side of the property where there is access to the good sized garage and a side gate. The side gate leads to the rear garden, which is enclosed and laid predominantly to lawn. The property backs onto the edge of the village school's playing fields. The garage is spacious single storey detached building with up and over door.

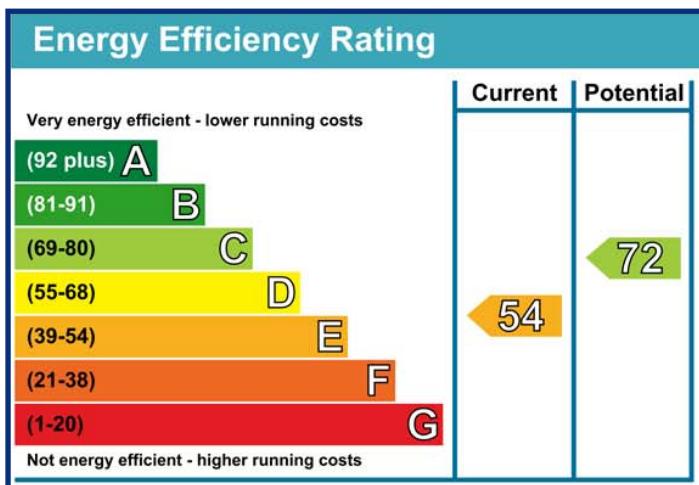


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## Energy Performance Certificate Rating



### Services

New House is connected to mains electricity and water. Foul drainage is via a septic tank. The property is serviced by an oil fired combi boiler.

### Fixtures & Fittings

All internal fixtures and fittings are excluded from the sale, however may be available by separate negotiation.

### Tenure

Freehold with vacant possession upon completion.

### Local Authority

Monmouthshire County Council

New House is classified as Band G for Council Tax.

### Wayleaves, Easements & Rights of Way

The property will be sold subject to, and with the benefit of, all existing Wayleaves, Easements and any Public and Private Rights of Way, that currently exist, whether these are specifically referred to in these particulars or not.

### Directions

From Monmouth follow the B4293 towards Mitchel Troy, taking the left turning after approximately 1 mile signposted Trelleck/Chepstow. Continue on the B4293 until you reach the village of Trelleck, passing Trelleck Primary School on your left hand side. Greenways Lane is found on your left after passing the church on the right hand side(before you pass the Lion Inn).

### Viewings

Viewings are strictly by appointment with the selling agent. Please contact Powells: 01600 714140.



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