



TRECFAR

Trelleck Road, Tintern, Chepstow, NP16 6SN



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NP16 6SN

- A Beautifully Renovated, Detached Bungalow
- Sitting in an Idyllic Village Location
- Offering Flexible Accommodation
- Spacious Modern Open Plan Kitchen / Diner
- Three Bedrooms
- Private, Beautifully Landscaped Garden
- Outdoor Workshop and Sheds
- Driveway with Off-Road Parking
- Easy Access to Major Road Networks

Guide Price

£575,000

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DESCRIPTION

This attractive detached property has been renovated and modernised by the current owners, creating a wonderfully light and spacious kitchen/dining room, a large sitting room and three bedrooms. The landscaped garden provides a peaceful and beautifully secluded retreat, with French doors from the both the sitting room and kitchen creating a seamless flow between the indoor living space and the outdoors.

SITUATION

Located approximately half a mile from the historic village of Tintern, offering many local amenities and the world-famous Abbey. The property enjoys a rural setting within easy commuting distance of Bristol (25 miles), Cardiff (38 miles) and Newport (25 miles) with major road networks. The nearest train station is a short distance away in Chepstow with Bristol Parkway Station within a 40-minute drive, giving swift access to London Paddington (1hr 25mins). The property is located a short distance from the village of Trellech, offering a primary school, renowned local pub The Lion Inn and a village hall, which are the hub of the local community. Monmouth and Chepstow are both historic market towns each providing shopping, including Waitrose in Monmouth, and professional services, leisure facilities and excellent secondary schools for both state and private schooling; including Haberdashers' Monmouth School for boys and girls and St Johns on the Hill. A bus service to these is offered from the nearby villages. Other nearby recreational facilities include golf courses at St Pierre, Celtic Manor and Rolls of Monmouth. For horse racing enthusiasts, Chepstow Racecourse is just a 10 minute drive away.

ACCOMMODATION

A glazed door with windows to the both sides, opens into a welcoming ENTRANCE HALLWAY, with porcelain wood-effect tiled flooring. The hallway houses a range of fitted storage cupboards and an access hatch to the loft space. A stiped pine, sliding door opens to a light and spacious SITTING ROOM with solid oak flooring. There are characterful wooden beams to the ceiling and a stylish fireplace with a marble surround and a wooden mantle houses a gas fire. Two sets of French doors open to the garden and patio seating area, enjoying a wonderful view across the rear aspect and perfect for entertaining. There is a further window to the side aspect. Across the hallway is a STUDY / SNUG, enjoying a view of the

front aspect. This flexible space could also be used as a third bedroom.

The hallway leads to a superb KITCHEN / DINING ROOM, enjoying a continuation of the porcelain wood effect flooring, with a vaulted ceiling with skylight windows and characterful wooden beams. The kitchen comprises modern wall and floor units with Corian worktops, and practical larder cupboard. There is an integrated dishwasher, eye-level double oven and space and plumbing for a washing machine. A ceramic sink is incorporated with a mixer tap. There is space for a fridge/freezer. A central island houses a gas hob and offers further storage and a useful breakfast bar. The kitchen enjoys underfloor heating. French doors open to the garden, with a covered terrace seating area. Further glazed French doors open to a cosy CONSERVATORY, currently used as a study, with views across the garden.

The MASTER BEDROOM is light and spacious with a vaulted ceiling incorporating wooden beams and a skylight, with further windows to two elevations. There are fitted wardrobes and a mezzanine area offers further useful storage space. An ENSUITE SHOWERROOM has been cleverly incorporated, offering a shower with rain head fitting, wash hand basin and lavatory with a skylight window with automatic opening. A further BEDROOM, a spacious double, benefits from a window to the side elevation. The FAMILY BATHROOM comprises a large shower cubicle, wash hand basin, lavatory and a chrome towel rail, with tiled floor and walls. This space benefits from underfloor heating.

OUTSIDE

Approaching the property along a quiet lane, a private driveway to the side of the property offers off-road parking. A gravelled area to the side of the lane offers further space for parking. The landscaped rear garden offers a private and tranquil space in which to relax and entertain, with various seating areas. A large level area is laid to lawn with mature shrubs, ornamental trees and well-stocked flower beds. A gravelled area offers space for seating and outdoor dining. There is a Summer House offering a workshop / offices space, with electricity and internet connection. There are further sheds offering additional storage.

GENERAL

Mains Water
Mains Electricity
Mains Drainage
LPG Gas Central Heating
Underfloor Heating in the Kitchen and Bathroom
Broadband Connection Available

EPC

Band E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	40 E	53 E
21-38	F		
1-20	G		

LOCAL AUTHORITY

Monmouthshire County Council

VIEWING

Strictly by appointment with the Agents:
David James, Monmouth
Tel 01600 712916.

GUIDE PRICE

£575,000



PLANS AND PARTICULARS

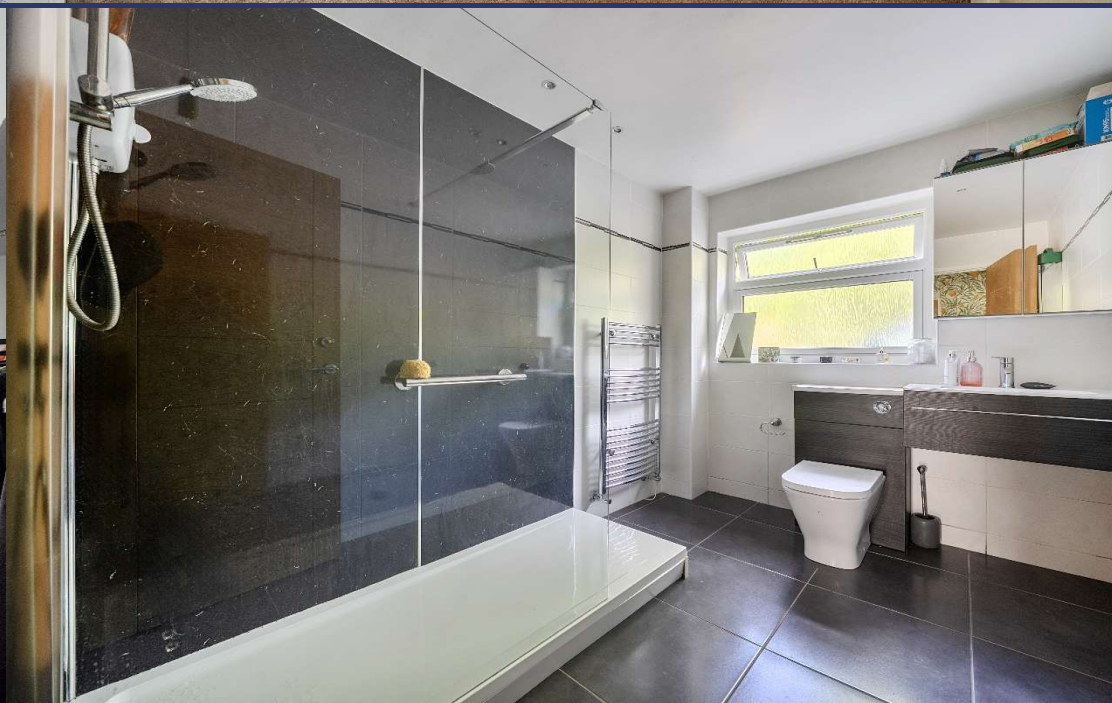
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WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.





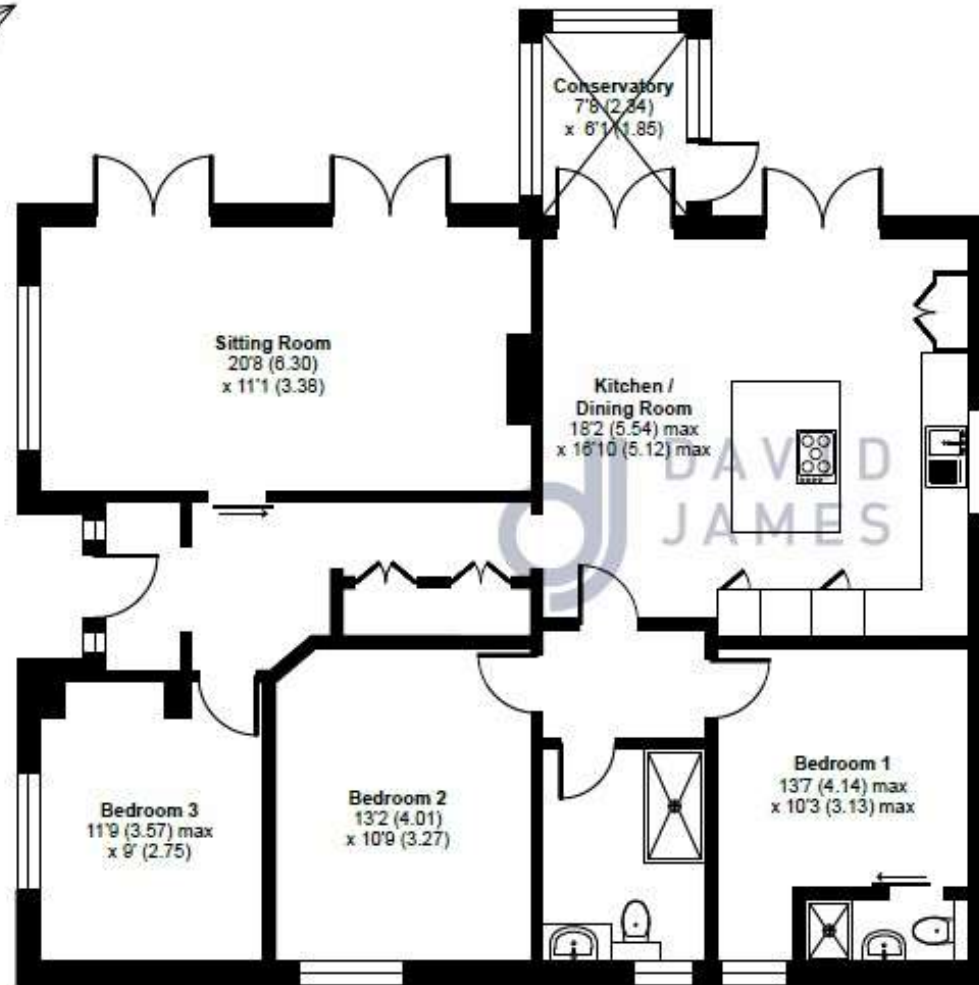




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Approximate Area = 1221 sq ft / 113.4 sq m
 Outbuildings = 205 sq ft / 19 sq m
 Total = 1426 sq ft / 132.4 sq m

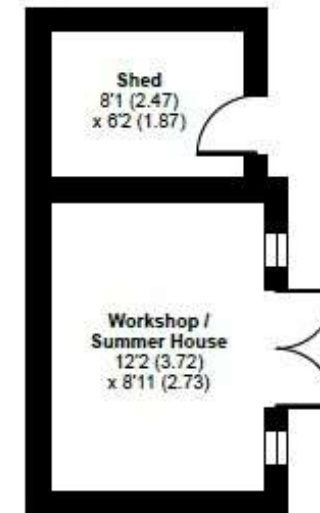
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GROUND FLOOR



OUTBUILDING 3



OUTBUILDING 1 / 2



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richiocom 2026. Produced for David James. REF: 1456467