



MONMOUTH

Guide price **£395,000**



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18 BEECH ROAD

Monmouthshire NP25 5DA



Located for Monmouth and countryside
Large three-bed with further potential
Generous rear garden and garage

On the edge of Monmouth nestled along a pretty residential road that wanders from the town centre into the stunning countryside of the Wye Valley Area of Outstanding Natural Beauty, this handsome home can offer space, light and masses of potential.

From the outside the red brick, double bay facade is a characterful and warm welcome that continues inside where the home offers larger than average rooms that includes a connected lounge and dining room that flows out into the garden via French doors.

There's the opportunity to update the house including connecting the kitchen to the reception space but adding a ground floor cloakroom and utility room won't need to be added to the renovation work list as these practical spaces can already be found inside.

Upstairs the third bedroom is a very good size and the bathroom is a modern space, plus the loft has not been converted so there's scope to add more accommodation at the top of the property.

Outside there's ample off-road parking and a garage plus a pretty and private rear garden including mature trees and a secret' extra pocket of hidden garden at the very end.



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KEY FEATURES

- Located on the fringe of Monmouth
- Easy access into town centre
- Handsome three-bed period property
- Larger than average rooms
- Utility room & downstairs cloakroom
- Sizeable garden



STEP INSIDE



The outside space is large enough to welcome a side or rear extension, or both, if adding to the floorplan of this already sizeable semi-detached home is required. The handsome house can also offer the perfect spot for exploring the glorious Wye Valley in one direction and wandering into Monmouth town centre in the other direction.

Monmouth is a very popular market town for residents and visitors, offering a wealth of cafes, pubs and restaurants to make it a social hub that attracts people from miles around to enjoy a social gathering.

Add a range of shops, a variety of everyday amenities and facilities, and some of the best schools in the county, and it's not a surprise to discover that the town attracts home hunters of all ages and demographics. The main artery road towards Newport, Cardiff and Bristol to the south and Birmingham and The Midlands to the north cuts right through the town and ensures it is well connected and commutable to the surrounding towns and cities, plus routes further afield.

The town centre is just a stroll away from the front door but the lure of one of Wales' most glorious landscapes is always going to distract from urban hustle and bustle, offering the whole of the Wye Valley to explore, from woodland rambling to river based activities, biking and hiking to just sitting by the water with a picnic and a good book.

Step inside this period property and it is immediately obvious it has been a well-loved home during its lifetime, offering a welcome that is warm and full of light and space.

Following a standard three-bed semi-detached floorplan, the hall offers a path into the front reception room and it's here that the extra space this home can boast becomes apparent.

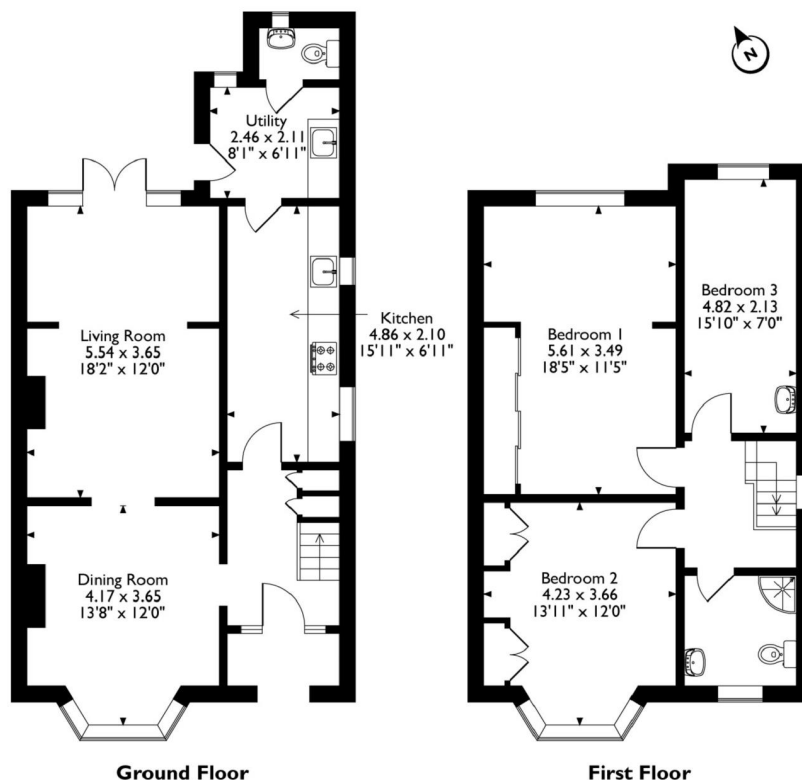
The front room is currently set up as a dining space but this house is a versatile home that can welcome every room being zoned to fit an owner's preferences. It's a fabulous place to host a dinner party or share a family meal, bathed in oodles of light via the charming bay window that also frames views of the hills on the horizon.

The original dividing wall between the two reception rooms has already been partially removed and a set of glass double doors installed to create a substantial, connected lounge and dining space that is perfect when open to encourage seamless flow throughout.

Conversely, close the doors to create a more intimate dining experience in the front room, blocking out any noise from the exciting match or scary movie being watched in the lounge.

The lounge is a substantial room that keeps going to the rear of the house where it offers seamless flow into the garden via a set of French doors, so the whole ground floor is effortlessly connected inside and out. When the sun shines and the temperatures rise the French doors become the hero of the space, able to offer effortless flow for inside and out humans and pets and an invitation to let refreshing breezes to wander inside to provide natural air conditioning.

Approximate Gross Internal Area 119 Sq M/1281 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The lounge continues the offer of ample and versatile reception space with its larger than average size allowing multiple comfortable sofas and armchairs to cluster around the fireplace.

There's a chance for a new owner to update the decor of the home to suit their own personal taste, and add value in the kitchen and main bathroom. However, depending on the size of a renovation budget and planning consent, the wall between the kitchen and rear dining space could be partially or completely removed to create a space that feels bigger and more connected.

The rear garden is large enough to welcome a rear extension, there's space at the side too to increase the accommodation and the loft is unconverted, so this is a house that can grow at the same time as a family grows. But if the floorplan remains the same the abode is still a sizeable one, with the bonus of a utility room and cloakroom off the kitchen adding ticks to the practical box of selling points this home can offer.

The house is already set up to be a practical family home with a bonus utility room and cloakroom off the kitchen at the back, perfect for hiding the mountain of laundry that's bound to pile up as household chores take a back seat to exploring the stunning scenery that surrounds the house.

Upstairs the floorplan is again a typical floorplan but again the rooms are above average size.

The primary bedroom has the prime position to admire the view of the Monmouthshire landscape at the front of the house, with a well-placed chair or chaise lounge in the bay window the optimum spot.

The rear bedroom has garden views over the tree tops at the end of the plot and can offer built-in wardrobes, as does the primary bedroom, so storage on this floor is sorted.

Bedroom three is not the usual small, box' room that most three-bed semi-detached houses built during this era offer, it is a good size single that can also be a decent double, or a perfect home office if required, with a desk placed at the window to admire the view and probably distract from the daily word deadline.

The bathroom at the front of the house continues the larger than average room proportions and offers a modern white suite and a corner shower but if a soak in the bath is a must have' feature there is space to invite one into the space.

Finally, the loft is an area that has not been converted into accommodation, crowing this handsome house with even more potential.

STEP OUTSIDE



Step outside and standing on the pavement the period curb appeal is obvious, boasting a double bay window as the main feature of the attractive red brick facade but joined by an archway to the front door that adds an extra layer of character. The generous front garden lawn means the home is set back from the road as well as being somewhat elevated too, with distant hilltops lining the horizon as glimpses of the open countryside that this house can call its close neighbour. There's off-road parking for a number of cars that makes life easy for decanting the shopping, children and dogs, either via the front door or around to the rear entrance via metal gates. To the rear the long driveway gets to the garage as its final destination and it's a bonus building for storage or even to be converted or replaced with a summerhouse or outside home office, if planning allows, as there is ample parking onsite. The garden can offer a cosy courtyard area that hugs the house and is a more private and intimate area for a morning coffee or star-gazing glass of wine, easily accessed from the dining room; it is also a perfect spot for sociable alfresco dining with friends and family.

From this patio vantage point, the potential to create either a low maintenance or family-friendly garden is clear but what isn't clear is the size of the outdoor space. There's a number of mature trees at what appears to the end of the plot but wandering down amongst them reveals there is an additional parcel of land behind them - a cute, secret garden. But what is definitely not secret is the renovation potential this period property offers, the chance to update it to become a much-loved family home once again.

INFORMATION

Postcode: NP25 5DA

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

From our Monmouth office, proceed down Monnow Street and turn left onto Blestium Street. At the roundabout, take the second exit over the bridge. At the traffic lights, turn left onto Cinderhill Street. At the roundabout, take the second exit onto Portal Road. Turn left onto Beech Road and number 18 will be on your left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		75
B (81-91)		
C (69-80)		
D (55-68)	64	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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