



MONMOUTH

Guide price **£275,000**



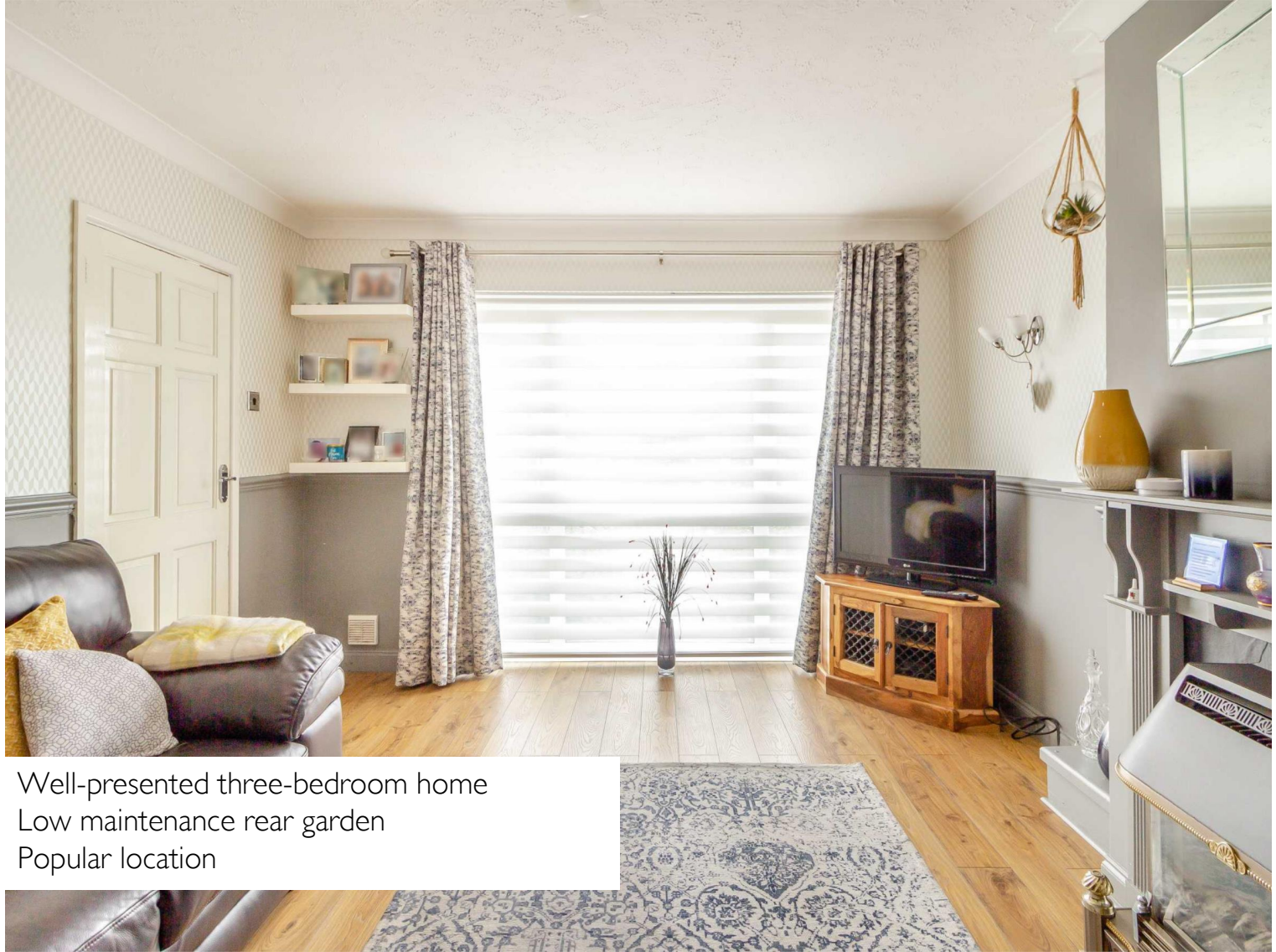
ARCHER & Co

www.archerandco.com

To book a viewing call 01600 713030

3 CRAIG-Y-DORTH VIEW

Monmouthshire NP25 5FH



Well-presented three-bedroom home
Low maintenance rear garden
Popular location

This three-bedroom semi-detached property is in a popular location. The property is within walking distance of the local Co-operative and is less than a mile from the bustling Monmouth town centre. The charming market town of Monmouth is steeped in history, with well-regarded schooling, bespoke shops, cafes and restaurants as well as retailers such as Marks & Spencer's and Waitrose.

Well connected to the nearby A40 which provides access to the M4 and in turn Cardiff and Bristol. In the other direction the A40 gives easy access to Ross-on-Wye and the M50/Midlands. Main line railway stations can be found in both Hereford and Abergavenny.



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KEY FEATURES

- Three-bedroom semi-detached home
- Well-presented throughout
- Level walking distance to Monmouth town
- Located on a popular development
- Low maintenance rear garden
- Garage & driveway



STEP INSIDE



Upon entering the property, you are welcomed by a spacious entrance hallway featuring laminate wood-effect flooring that extends throughout, providing access to all ground floor areas and the staircase leading to the first floor.

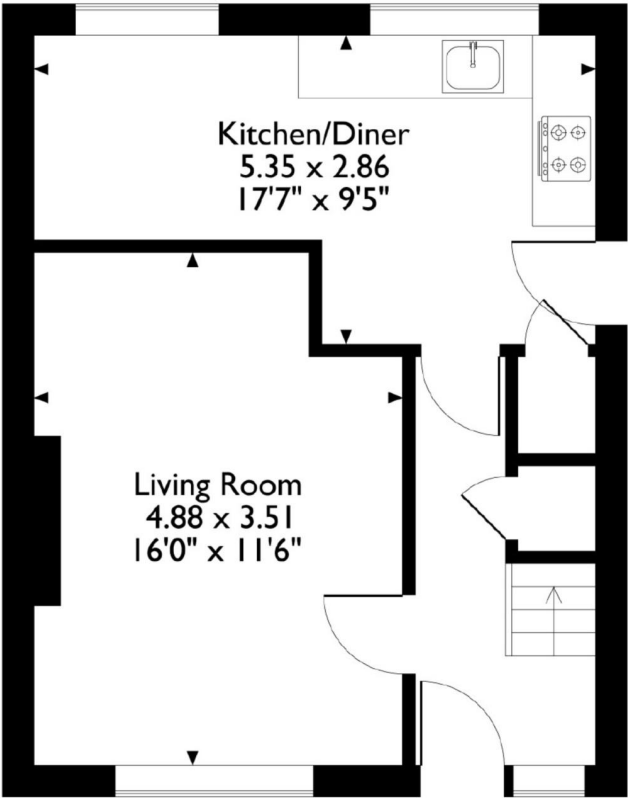
The expansive living room is adorned with a large front-facing window, bathing the room in natural light. It also offers a cosy gas fireplace, ideal for the colder months.

The generously sized kitchen/breakfast room is impeccably presented, featuring a collection of cream wall and base cabinets complemented by solid oak countertops.

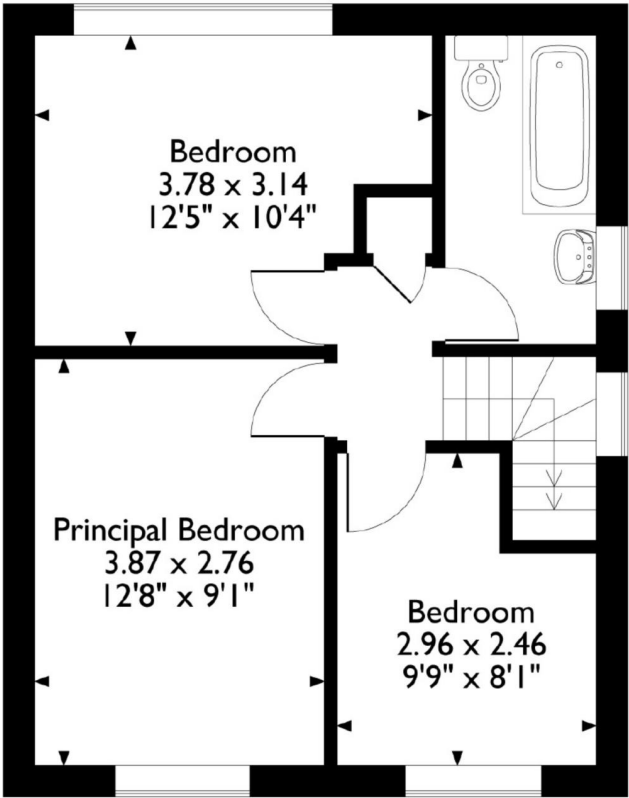
This inviting kitchen is further enhanced by two substantial windows, naturally illuminating the room.

Approximate Gross Internal Area

74 Sq M/796 Sq Ft



Ground Floor



First Floor

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.

Ascending to the first floor, you will discover three bedrooms and a family bathroom.

The principal bedroom is notably spacious and overlooks the front aspect.

The other two bedrooms are equally well-proportioned, making this residence an excellent choice for families.

The family bathroom boasts a modern design, complete with a pristine white three-piece suite, adding to the overall appeal of this home.

STEP OUTSIDE



To the front of the property, there is a driveway with parking for two vehicles and a single garage.

The front garden is mainly laid to stone chippings and also has side access to the rear garden.

The rear garden has been designed with low-maintenance in mind being mainly laid to stone chippings with a raised decking area with pergola over, perfect for outdoor entertaining.

AGENTS NOTE:

ESTATE AGENTS ACT We are required under the Estate Agents Act 1979 and the Provision of Information Regulations 1991 to point out that one of the clients we are acting for in the sale of this property is a connected person as defined by the Act.

INFORMATION

Postcode: NP25 5FH
Tenure: Freehold
Tax Band: D
Heating: Gas
Drainage: Mains
EPC: D






DIRECTIONS

From our office in Agincourt Square, proceed down Monnow Street bearing left at the end onto Blestium Street. At the roundabout take the second exit and proceed over the bridge. At the traffic lights, take a right-hand turn onto Cinderhill Street and take the first exit at the roundabout onto Drybridge Street. At the next roundabout, take the second exit onto Rockfield Road then at the next roundabout take the first exit onto Watery Lane. Follow the road and take the first left onto St Thomas' Road. Follow the road around and the cul-de-sac is on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			86
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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