



MONMOUTH

Guide price **£380,000**



2 MONKSWELL CLOSE

Monmouthshire NP25 3PH



Beautifully presented throughout
Three bedrooms
Edge of Town centre

Situated in Monkswell Close, a very desirable cul-de-sac on the edge of 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 established 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

- Immaculately presented three bedroom semi detached
- Desirable location
- Easy access to Monmouth town
- Extended ground floor
- Beautiful wrap around garden
- Single garage



STEP INSIDE



This fantastic three-bedroom semi-detached house is immaculate throughout.

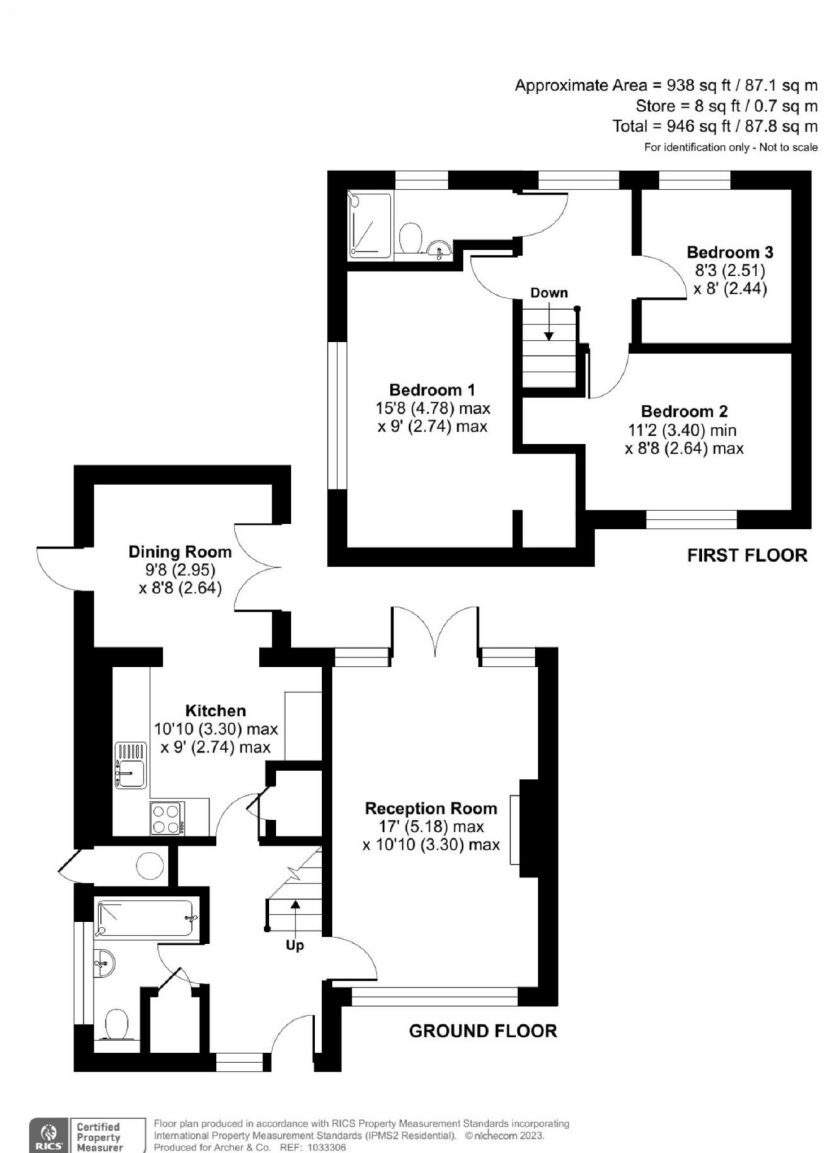
The present vendors present their lovely home to the highest of standards and have modernised throughout to include a ground floor extension to the kitchen, making this a fabulous space for families and entertaining.

This lovely room also gives access to the private walled garden.

As you enter the property you are welcomed by the modern spacious hallway with large floor tiles, stairs that lead to the first floor, doors to the lounge, kitchen breakfast room and a modern bathroom suite with a handy large utility cupboard with plumbing for a washing machine and space for tumble drier.

The lounge has a dual aspect to both front and rear flooding the room with natural light with French doors leading to the rear garden patio area and this really gives the feeling of bringing the outside in.

There is also a central feature fire.



The kitchen has been extended and fitted with modern units and appliances and plenty of space for dining table and chairs, there is a window overlooking the well maintained and pretty rear garden and French doors which lead to the rear patio area, great for summer time entertaining and creating a fantastic flow to the ground floor.

The first floor offers three good sized bedrooms, with two of the bedrooms having fitted wardrobes.

There is also a modern shower room serving all bedrooms.

STEP OUTSIDE



The property sits in a well maintained and generous landscaped wrap around garden, offering a high level of privacy, well planted borders, a feature stone wall and a modern patio area, great for outside dining.

There is also a single garage located in a row adjacent to the property with a parking space.

INFORMATION

Postcode: NP25 3PH

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

From our Monmouth office, turn right and follow the road to the traffic lights, continue straight over onto Dixon Road. Continue until you come to a turning on the left-hand side, signposted Dixon Close, take the first turning on the left into Monkswell Close where number 2 can be found on the left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		85
B (81-91)		
C (69-80)	69	
D (55-68)		
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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