



# MONMOUTH

Guide price **£375,000**



# 21 MONK STREET

Monmouth, Monmouthshire NP25 3NZ



Characterful town house  
Four well-proportioned bedrooms  
Courtyard garden and parking

A wonderfully characterful and deceptively large Georgian townhouse, situated on Monk Street, one of Monmouth's most desirable addresses. A short distance from the historic town centre, this mid-19th Century property has serious kerb appeal and an abundance of period features: panelled doors, sash windows and shutters, fireplaces, and original flooring all add to its charm. Bordered by the old town wall, the property also features a large garage: an exceptionally rare find in this location.

Steeped in history, the thriving market town of Monmouth offers an array of independent shops, cafés and restaurants, as well as a Waitrose and M&S Food Hall. The cinema, theatre, and leisure centre, together with Monmouth's exceptional schooling options are all on the doorstep: both Haberdashers' sites and the highly regarded comprehensive are within a five-minute walk.

The nearby A40 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 Hereford, Abergavenny and Newport; the latter providing direct services to London Paddington in approximately 1 hour 45 mins.



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### KEY FEATURES

- Grade II listed four-bedroom town house
- Sought-after location
- Private courtyard garden
- Close to Monmouth town centre
- Character throughout
- Off street parking and Garage



# STEP INSIDE



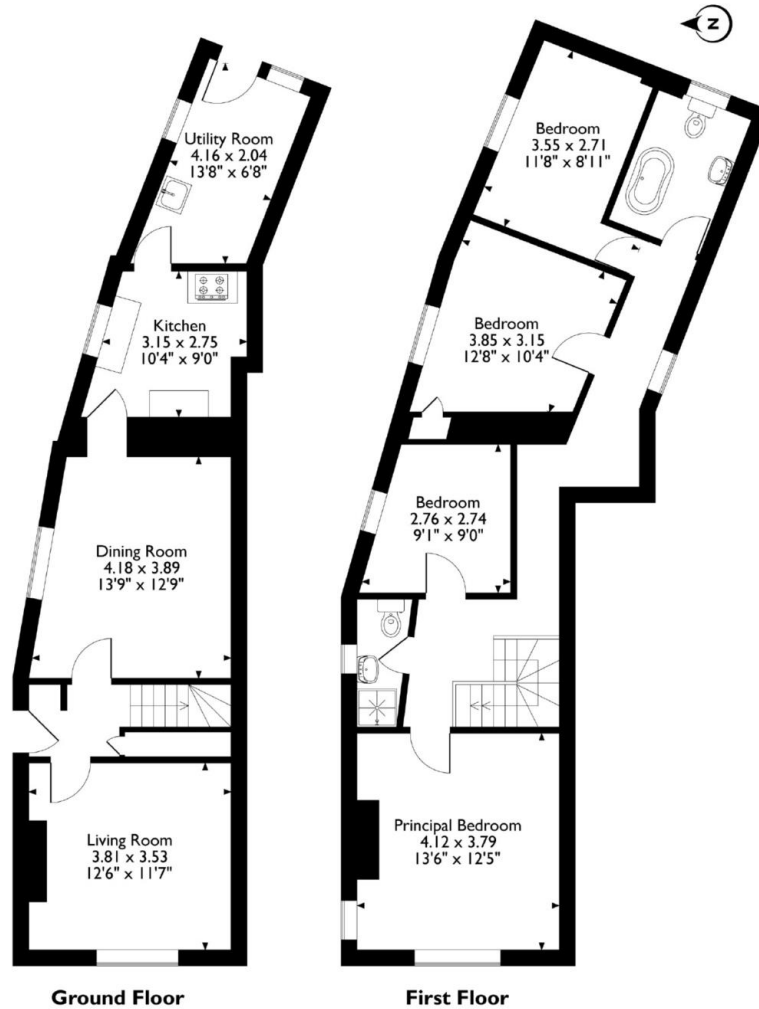
An imposing front door is discreetly positioned to the side of the property; upon entering, you are greeted by a Victorian mosaic tiled entrance hall, with two useful storage cupboards and stairs to the first floor.

On the right is a welcoming sitting room. Located at the front of the property, this beautifully proportioned room features impressive ceiling height, a lovely fireplace, and original shutters and floorboards. Light pours in through a large west-facing sash window; the perfect spot to curl up with a good book.

To the left of the entrance hall is a generous dining room; tongue and groove panelled to dado height, with a large sash window to the side aspect, this is a homely space, and provides ample room for entertaining.

A door leads to the kitchen area, currently fitted with freestanding units and a Falcon range cooker.

## Approximate Gross Internal Area 118 Sq M/1270 Sq Ft



Leading off the kitchen is a flagstone floored utility with a double Belfast sink and recently installed gas boiler.

There is space and plumbing for a dishwasher, washing machine and fridge freezer. A stable door opens to the rear courtyard garden.

Upstairs, a spacious landing with original floorboards provides access to the four charming double bedrooms, two of which boast original cast iron fireplaces.

# STEP OUTSIDE



Outside, the southeast facing private rear courtyard garden provides an ideal morning coffee spot, and an intimate space for entertaining. A side gate leads to a shared gravel driveway and large private garage.

AGENTS NOTE: The property is subject to a flying freehold.

## INFORMATION

Postcode: NP25 3NZ  
Tenure: Freehold  
Tax Band: E  
Heating: Gas  
Drainage: Mains  
EPC: N/A





## DIRECTIONS

From our Monmouth office, continue on Priory Street. Turn left at the traffic lights onto Monk Street and number 21 is located a short distance along on the right-hand side.



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