



MONMOUTH

Guide price **£360,000**



5 MONKSWELL CLOSE

Monmouth, Monmouthshire NP25 3PH



Edge of town centre
Three bedrooms
Ground floor extension

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.

This lovely three-bedroom semi-detached home is situated and tucked away in the most fabulous plot in a small, desirable, edge of town cul-de-sac. The present vendors have recently added a fantastic garden/dining room extension off the kitchen which is great feature and addition to this already fabulous home.



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£360,000



KEY FEATURES

- Three-bedroom semi-detached home
- Recently extended ground floor
- Large plot
- Ideal location
- Short distance to Monmouth town centre
- Popular cul-de-sac



STEP INSIDE

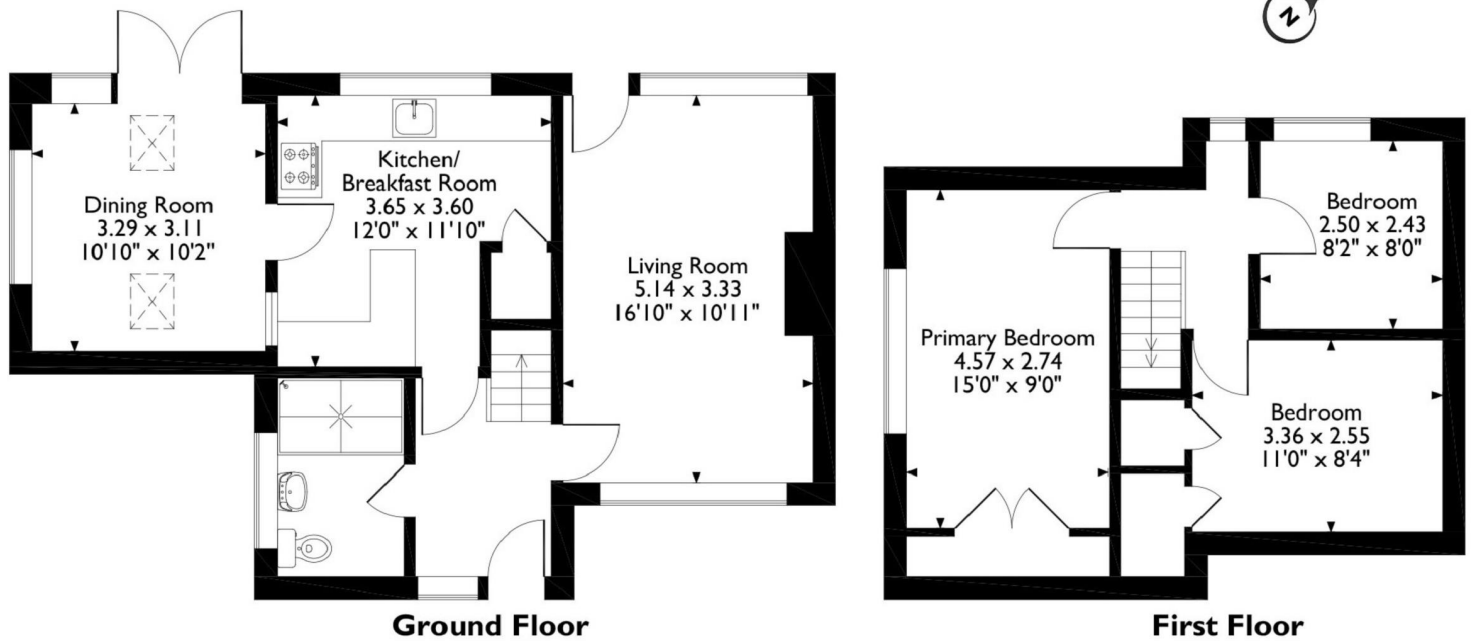


As you enter the property, you are greeted by a hallway with stairs leading to the first floor, doors to the lounge, downstairs shower room and kitchen/breakfast room.

The spacious lounge has dual aspect windows that flood the room with natural light and overlook the well-planted private front and rear gardens.

There is also a gas fireplace with feature surround. The kitchen/breakfast room is fitted with a range of wall and base units with plumbing for washing machine, built-in oven and gas hob with extractor over, integrated fridge and freezer and a useful breakfast bar.

Approximate Gross Internal Area
89 Sq M/958 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.

There is a window overlooking the private rear garden and access to the recent extension garden/dining room. Also on the ground floor is a fully fitted shower room.

To the first floor, there are three well proportioned bedrooms. The principal and second bedroom both benefit from fitted wardrobes and have a beautiful outlook towards The Kymin and Monmouthshire countryside.

STEP OUTSIDE



The property is approached via a concrete path which leads to the front entrance and is flanked by well-kept lawns. The path continues along the side of the house to pretty gardens which comprise a delightful combination of mature trees and shrubs, raised flower and herb beds and secluded spots to relax and enjoy the surroundings.

At the top of the garden is a wooden garden shed affording excellent storage. The property is enclosed with wooden fencing and a high evergreen hedge which offer a good level of privacy. There is parking to the entrance of the front garden as well as next to the garages.

INFORMATION

Postcode: NP25 3PH

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

From our Monmouth office, follow the road and at the traffic lights continue straight onto Dixon Road. Continue until you come to a turning on the left-hand side on to Dixon Close. Bear left into Monkswell Close and the property will be found in front of you.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(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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