



# MONMOUTH

Guide price **£365,000**



# 30 OPULUS WAY

Monmouthshire NP25 5UW



Well-presented four bedroom detached home  
Ample living accommodation  
Located on a popular development

This immaculately presented four-bedroom family home is located on a popular development in Monmouth, off the main road.

This property is in a convenient position within short distance to local amenities as well as backing onto nature reserve.

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 and Waitrose.

Well-connected to the A40, the property allows for easy commuting with fantastic road links, yet is perfectly situated for rural living, with picturesque countryside surrounding and scenic walks.



Guide price  
£365,000



### KEY FEATURES

- Four bedroom detached family home
- Well-presented throughout
- Kitchen/dining room
- Private rear garden
- Located on a popular development
- Detached garage & tandem driveway



# STEP INSIDE



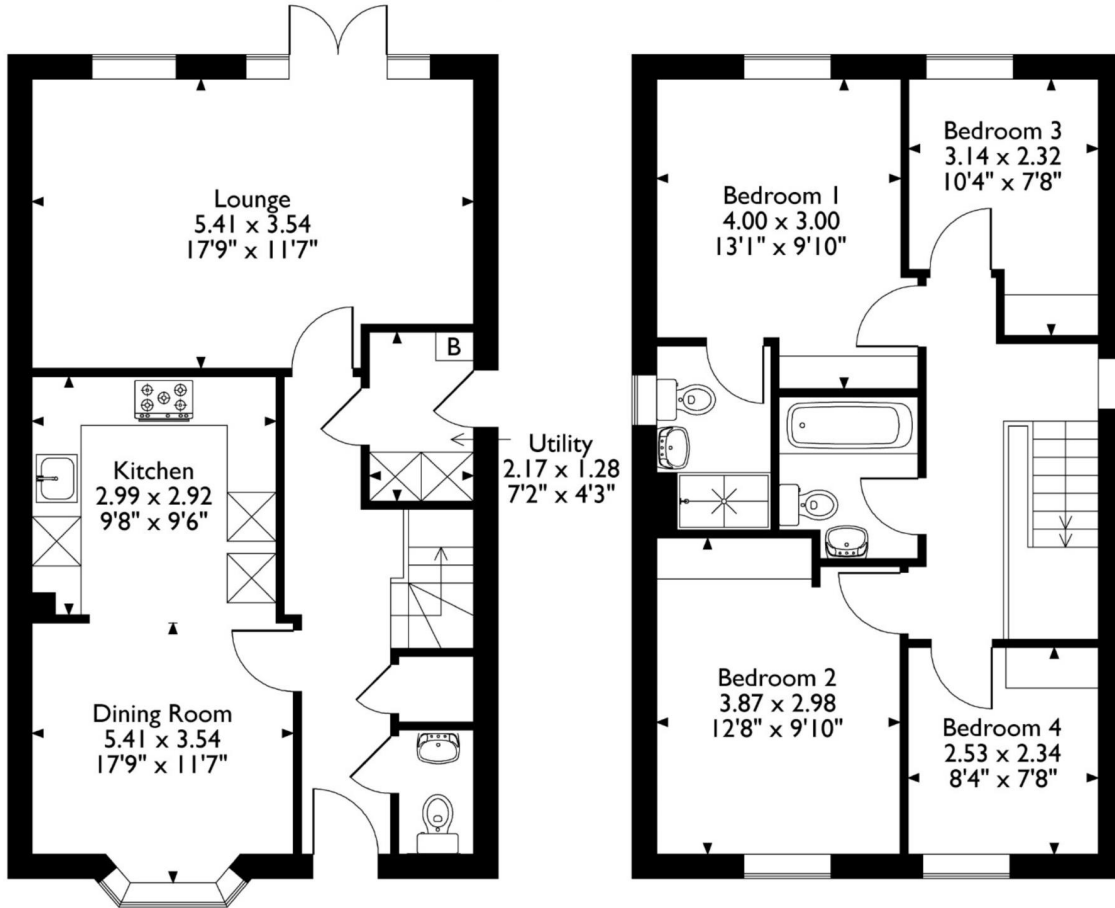
As you enter the property, you are greeted by a spacious entrance hallway giving access to all ground floor accommodation and stairs to the first floor. Located to the front of the property is the open plan kitchen dining room.

The kitchen is equipped with a stylish range of modern wall and base units with a range of integrated appliances to include a dishwasher, double oven and five ring gas hob with extractor hood over.

The kitchen seamlessly opens to the dining room with a bay window to the front aspect and ample space for entertaining with family and friends.

The living room is a generous size and immaculately presented with French doors opening to the rear garden. Also located on the ground floor is a useful utility room with space for white goods appliances and side door giving access to the driveway.

Approximate Gross Internal Area  
103 Sq M/1109 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.

To the first floor, there are four well-proportioned bedrooms. Boasts a picturesque view of the rear garden and the fields beyond, complemented by an en suite shower room.

Each of the remaining bedrooms offers ample space, while the family bathroom showcases modern design.

# STEP OUTSIDE



The property benefits from a detached garage and a tandem driveway with parking for two vehicles.

The rear garden has been designed with low maintenance in mind laid to patio with a pond area.

## INFORMATION

Postcode: NP25 5UW

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: B





## DIRECTIONS

From our Monmouth office, proceed down Monnow Street. At the roundabout, take the second exit. At the traffic lights, turn right onto Cinderhill Street. At the roundabout, take the first exit onto Wonastow road. Proceed to Kingswood Gate Estate and take the first right onto Opulus Way and the property will be located on your right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			93
(92-100)	A		
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

2 Agincourt Square, Monmouth, NP25 3BT  
 01600 713030  
 monmouth@archerandco.com  
 www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.