



# MONMOUTH

Guide price **£399,000**



# 2 ST. DIALS CLOSE

Monmouth, Monmouthshire NP25 5EE



Beautifully presented four-bedroom detached home  
Plentiful living accommodation  
En-suite to principal bedroom

Located on the edge of Monmouth town, this extensively re-designed property is in a superb position within short distance to local amenities. 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.

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### KEY FEATURES

- Detached four-bedroom family home
- Kitchen/breakfast room
- Three reception rooms
- Conservatory
- Wraparound garden
- Driveway and detached garage



# STEP INSIDE



As you enter this beautifully presented family home, you are greeted by an entrance porchway giving access to the inner hallway. From the hallway, the three reception rooms, kitchen/breakfast room, family bathroom and stairs to the first floor can be accessed.

The cosy living room is a generous size and houses a gas fireplace and sliding doors opening to the wraparound garden.

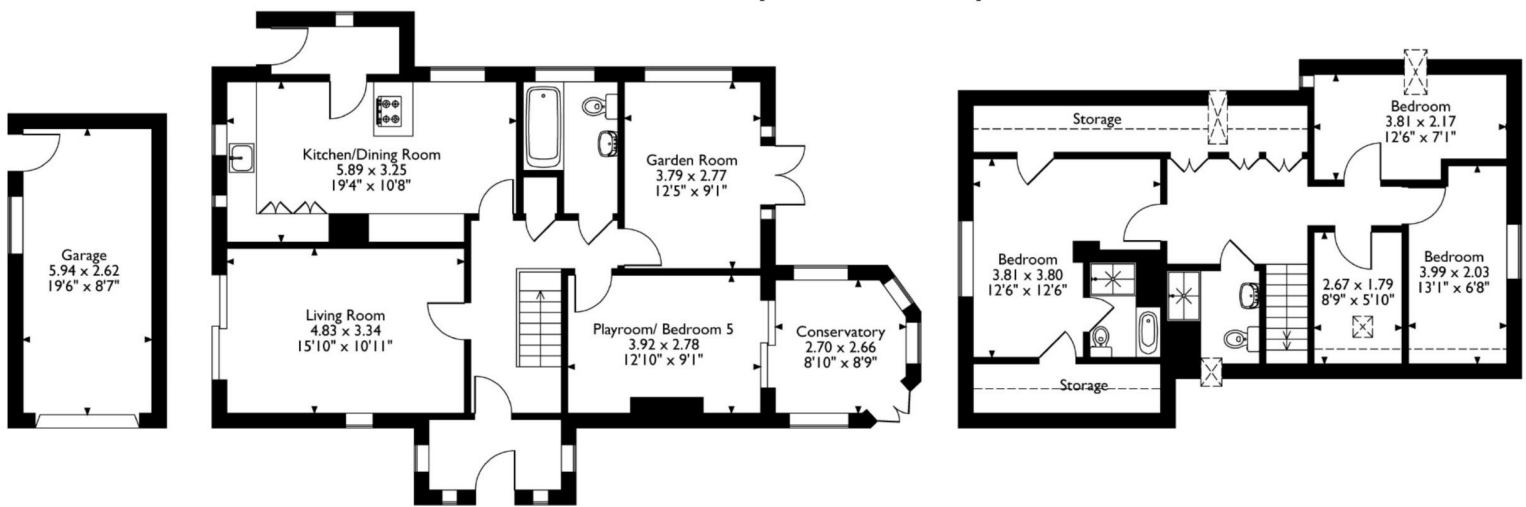
The second reception room, currently being used as a playroom by the current vendors could easily be utilised as a further sitting room or downstairs bedroom.

There is also a conservatory off this room. There is a pleasant garden room with access to the modern patio area in the rear garden.

There is also a downstairs bathroom, ideal if you were to use a reception room as a further bedroom.

The kitchen/breakfast room is well appointed with a good range of wall and base units with solid oak worktops and a feature wide breakfast bar area and feature panelling to one wall.

Approximate Gross Internal Area  
 Main House = 138 Sq M/1485 Sq Ft  
 Garage = 15 Sq M/161 Sq Ft  
 Total = 153 Sq M/1646 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.

There is access into the side entrance lobby which can also be utilised as a utility area with plumbing for washing machine and space for tumble dryer.

To the first floor, the landing offers useful fitted storage cupboard space along with access to the shower room and four bedrooms. The principal benefits from an en-suite shower room along with useful eaves storage.

# STEP OUTSIDE



The property is situated in a wraparound garden and offers a good degree of privacy. There are several access points via the front, side and rear along with a driveway and detached garage.

The area is mainly laid to lawn with the current vendor recently laying an attractive modern South facing patio area ideal for entertaining or indeed relaxing.

## INFORMATION

Postcode: NP25 5EE

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: C





## DIRECTIONS

From our Monmouth office, proceed down Monnow Street and onto Blestium 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 Drybridge Street. At the next roundabout, take the first exit onto Wonastow Road, take the fourth turning left onto St Dials Close and the property is located on your right.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		82
(81-91)	B		
(69-80)	C		70
(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	

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