



MONKSWOOD

Guide price **£350,000**



PENTWYN

Rumble Street, Monmouthshire NP15 1QG



Three Bedroomed semi-detached home
 Three storey accommodation
 Off road parking for 3 cars

Nestled in a picturesque countryside setting, this historic house built in 1921 exudes timeless charm with its original features carefully preserved over the years, juxtaposed with modern features.

Surrounded by rolling hills and lush greenery, the area offers a serene retreat from the hustle and bustle of city life. Residents here enjoy the tranquility of rural living while still being within convenient reach of larger towns and cities for commuting or accessing amenities.

The landscape boasts scenic meandering country roads, dotted with quaint villages and old-fashioned farmhouses, adding to the idyllic ambiance. Nature enthusiasts find ample opportunities for outdoor activities such as hiking, cycling, or simply taking leisurely strolls amidst scenic vistas.

Despite its secluded feel, the area maintains excellent connectivity to nearby towns such as Usk, ensuring easy access to schools, shopping centres, and employment opportunities. This combination of rustic charm and accessibility makes it an ideal haven for those seeking a balanced lifestyle amid natural beauty.



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KEY FEATURES

- Three bedroomed semi-detached
- Three storey accommodation
- First floor bathroom
- Ground floor cloakroom
- Shepherd's hut in the garden
- Off road parking for 3 vehicles



STEP INSIDE



As you step into this charming house, you're greeted by the warmth of the entrance hallway adorned with lovely terracotta tiled flooring. To your left, as you enter, the dining room beckons with its inviting atmosphere. The exposed floorboards add character to the space, complementing the feature fireplace adorned with a stone surround, evoking a sense of rustic elegance.

Venturing further into the heart of the home, you find yourself in the lounge, the central hub of relaxation. The room exudes a cosy ambiance, accentuated by the fireplace boasting a set-in woodburner, perfect for those chilly evenings.

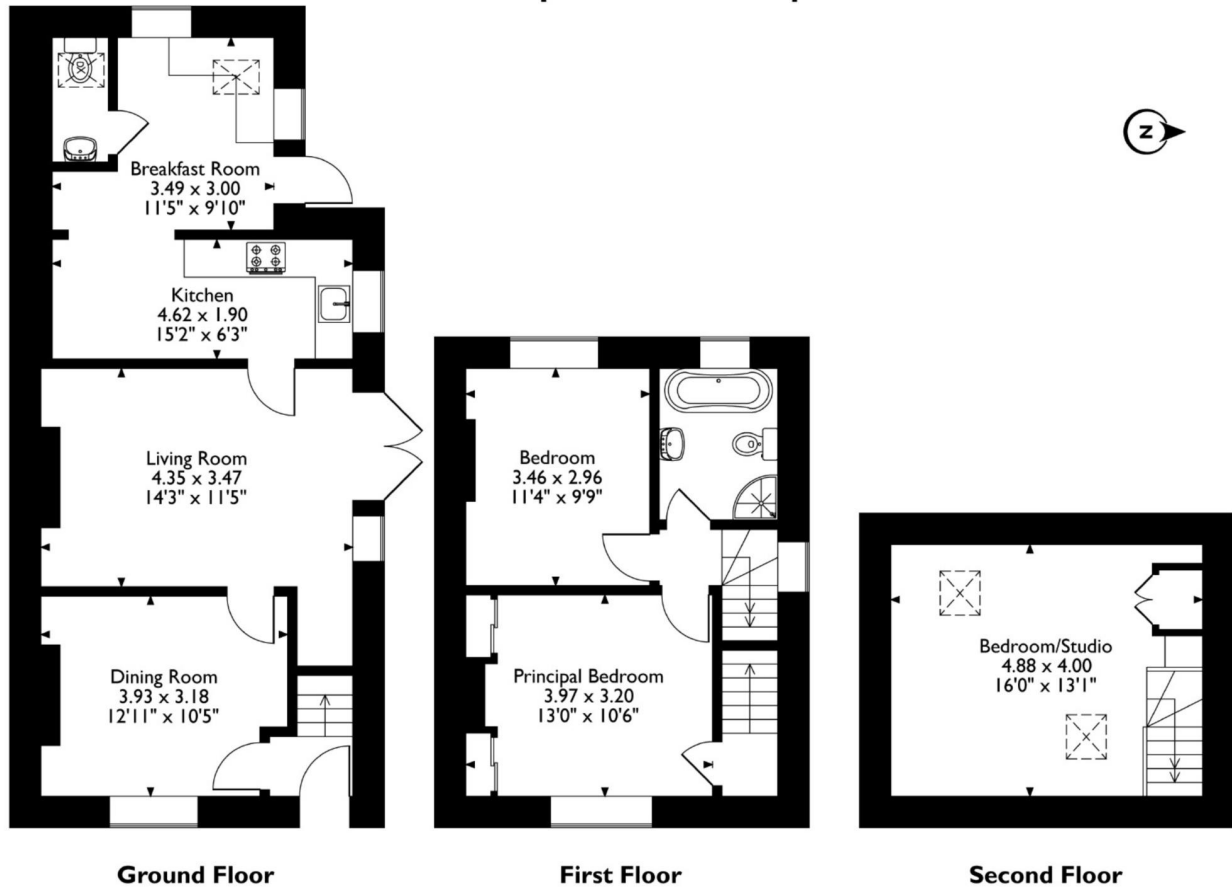
Drawing in ample natural light, PVC double French doors open out to the side patio, seamlessly blending indoor and outdoor living.

Towards the rear of the house, the kitchen area unfolds into two distinct spaces, each offering its own unique charm.

The first area is dedicated to culinary endeavours, equipped with modern amenities for culinary creativity such as a Neff oven with 5 ring gas hob over. Adjacent to it lies a serene breakfast area, providing a tranquil spot to enjoy meals while soaking in garden views.

Conveniently tucked away on the ground floor is a downstairs w/c, adding practicality to the layout.

Approximate Gross Internal Area 109 Sq M / 1173 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.

Ascending to the first floor, you'll discover two generously sized double bedrooms, each offering comfort and privacy. The family bathroom, fitted with a modern white, four-piece suite, exudes contemporary elegance, providing a luxurious retreat for relaxation.

The main bedroom at the front holds a delightful secret hidden door discreetly concealed behind a bookcase. Stepping through this clandestine passage leads you to the second-floor bedroom, a secluded sanctuary boasting built-in storage, skylight windows, and an exposed brick wall adding a touch of urban chic.

This house is not just a dwelling; it's a haven where every corner tells a story and every detail exudes comfort and character. Step inside, and let the timeless allure of this home enchant you.

STEP OUTSIDE



As you step outside the front door of this charming house, you're greeted by a meticulously maintained lawned garden adorned with a variety of mature shrub borders, creating a verdant oasis. A wrought iron gated pedestrian access and pathway guide you gracefully towards the entrance, adding a touch of elegance to the facade.

Venturing to the side of the property, a gated pathway beckons, leading you to a picturesque courtyard garden. Here, various seating areas invite you to unwind amidst the tranquil surroundings.

Beyond lies a pleasant lawned garden, bordered by mature trees, including fruit trees, adding a touch of bucolic charm.

For those seeking additional accommodation or workspace, a shepherd's hut awaits, adaptable for varied usage, be it a home office or an Airbnb retreat.

Convenient off-road parking for three vehicles at the front completes the ensemble, ensuring both practicality and curb appeal.

INFORMATION

Postcode: NP15 1QG

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

From Usk follow the road right over the bridge proceeding past the Glan Yr Afon Hotel heading towards Little Mill. Proceed until you reach Monkwood Village, passing the car sales garage, then take the next turning right into Rumble Street. Continue up Rumble Street and the property will be found on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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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