



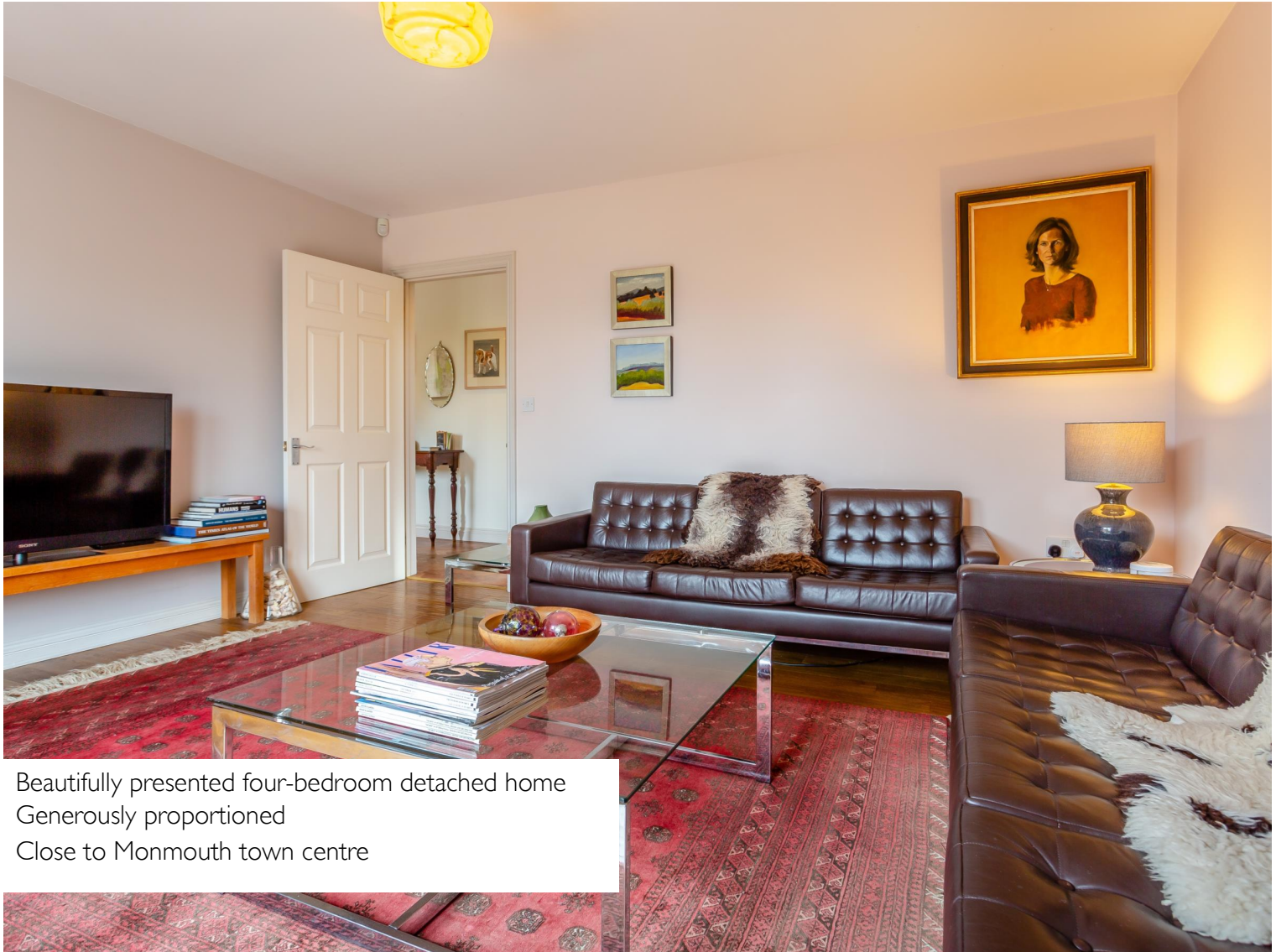
MONMOUTH

Guide price **£395,000**



CARRIG

Hadnock Road, Monmouth, Monmouthshire NP25 3NG



Beautifully presented four-bedroom detached home
Generously proportioned
Close to 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 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.



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£395,000



KEY FEATURES

- Four-bedroom detached family home
- Beautifully presented throughout
- Generously sized front and rear gardens
- Close to local amenities
- Two reception rooms
- Driveway



STEP INSIDE



As you enter this beautiful detached family home, you are greeted by a spacious entrance hallway giving access into the living room, kitchen/breakfast room, second reception room and stairs to the first floor. Also located off the hallway is a convenient downstairs w.c along with an under stairs storage cupboard which is accessed from the second reception room.

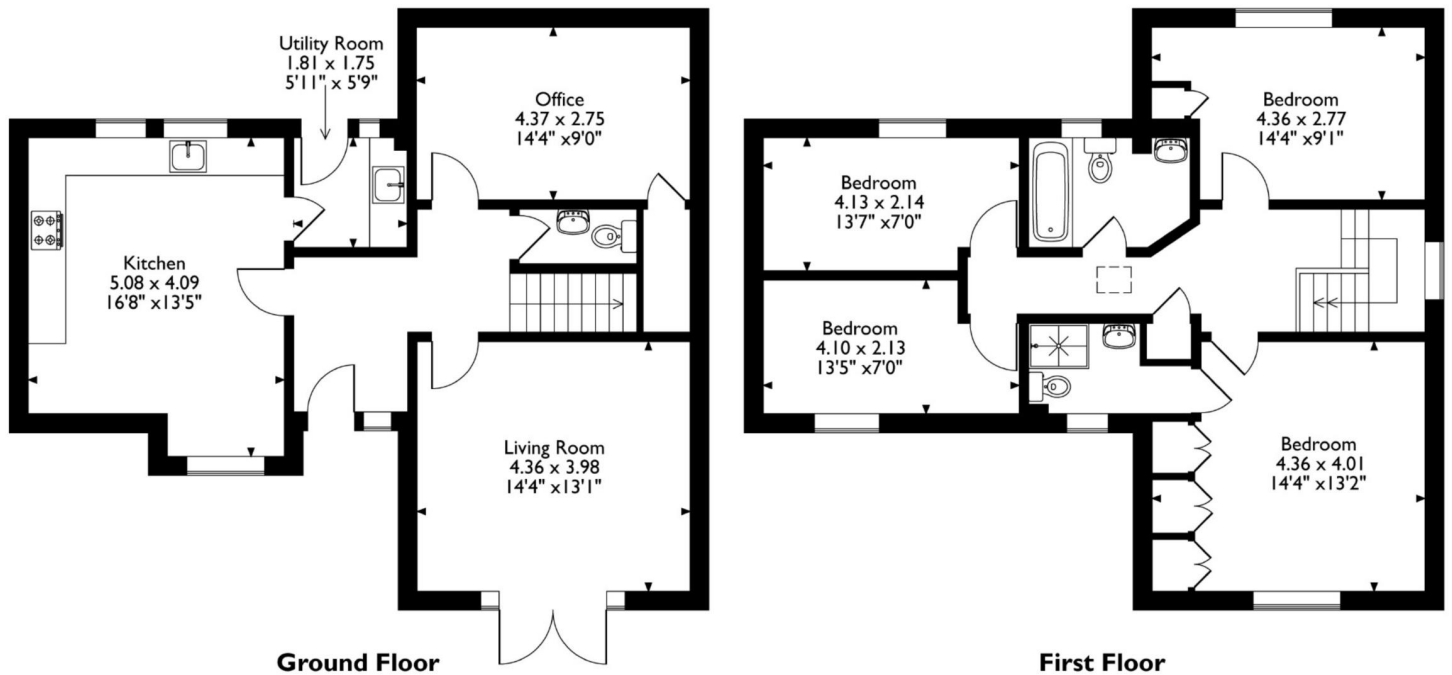
The recently modernised kitchen/breakfast room is beautifully presented with white wall and base units, integrated oven, induction hob and dishwasher.

The kitchen also boasts ample space for a breakfast table and chairs, dual aspect windows to the front and rear and access into the well-equipped utility room with door to the rear courtyard.

The living room, located to the front aspect, has solid oak floors and French doors opening to the outside terrace, making the space perfect for entertaining with family and friends.

Finally on the ground floor is the second reception room, great for a home office, dining room or further sitting room.

Approximate Gross Internal Area 135 Sq M/1453 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.

To the first floor, the spacious landing gives access to the four bedrooms and family bathroom.

The principal bedroom is a generous size with fitted wardrobes and access into the modern en-suite shower room.

The second bedroom is a good-sized double with a built-in cupboard.

There are two further generous single bedrooms and a tastefully decorated family bathroom.

STEP OUTSIDE



To the front of the property there is driveway parking and a large front garden area laid to lawn and bark chippings with a terraced area offering a great degree of privacy.

The rear garden is accessed via steps to the side of the property, again offering ample privacy with mature shrubs and trees along with a seating area and greenhouse.

INFORMATION

Postcode: NP25 3NG

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

From our Monmouth office, proceed on Priory Street and at the traffic lights, continue straight onto Dixon Road. At the roundabout take the third exit onto the dual carriageway. At the traffic lights, turn left onto the Wye bridge. At the roundabout, take the first exit past Lidl. At the next roundabout, turn left onto Hadnock Road and the property will be found a short distance along on the right.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		86
(81-91)	B		
(69-80)	C	77	
(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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