



# MONMOUTH

Guide price **£325,000**



# 5 SHELLEY CRESCENT

Monmouth, Monmouthshire NP25 5AZ



Four-bedroom semi-detached family home  
Well proportioned throughout  
Landscaped rear garden

Located on the edge of Monmouth town, this 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.



Guide price  
£325,000



### KEY FEATURES

- Four-bedroom semi-detached family home
- Well-presented throughout
- Large kitchen/dining room
- Four well-proportioned bedrooms
- Landscaped rear garden
- Driveway and garage



# STEP INSIDE



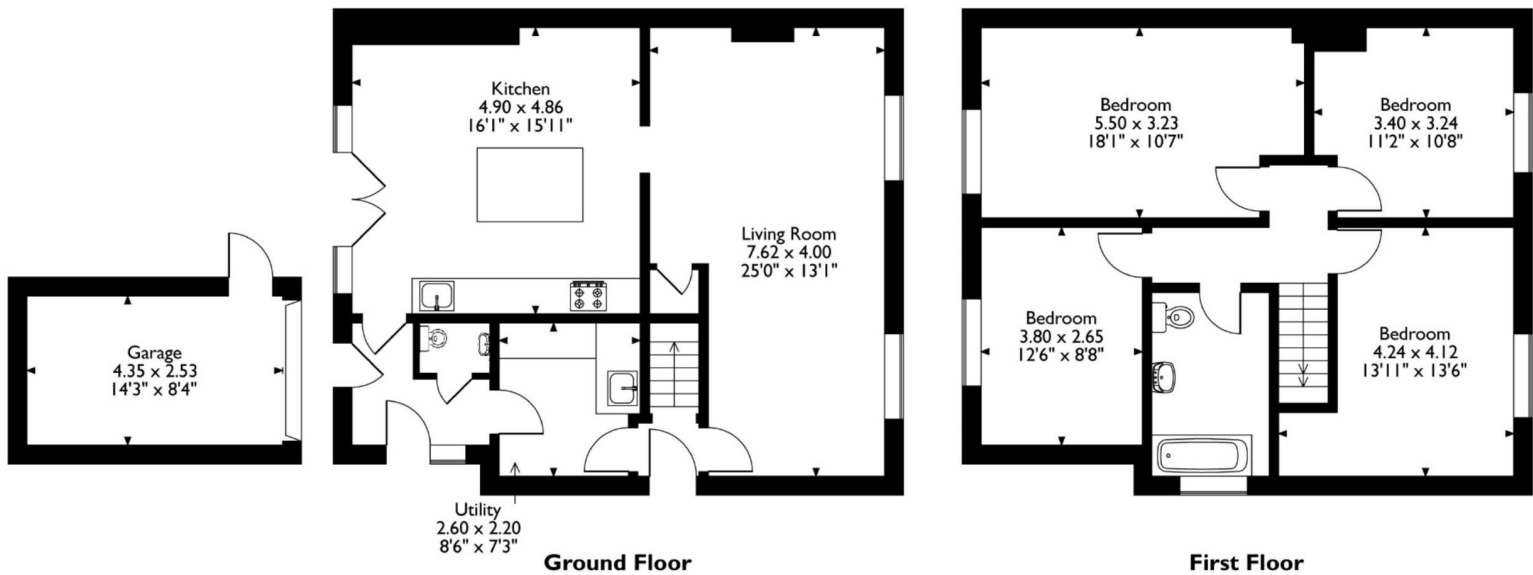
Immaculately presented throughout, this charming extended home will not disappoint. As you enter the property, you are greeted by an entrance hallway giving access to the first floor and lounge.

The lounge is a generous size with a feature log burner and double windows to the front aspect, flooding the room with ample natural light.

A doorway leads through to the large kitchen/dining room with a range of wall and base units, stylish kitchen island, oven with five ring gas hob, space for a dining table and chairs and bi-fold doors opening to the rear garden.

Off the spacious kitchen, a door leads to an inner lobby with a side entrance door to the driveway.

Approximate Gross Internal Area  
 Main House = 136 Sq M/1464 Sq Ft  
 Garage = 11 Sq M/118 Sq Ft  
 Total = 147 Sq M/1582 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 also access to the downstairs cloakroom and useful utility room with additional wall and base units and plumbing for washing machine and tumble dryer.

On the first floor, a spacious landing provides access to four generously sized double bedrooms and a contemporary family bathroom.

# STEP OUTSIDE



At the front of the property, there's a lawned area adorned with mature shrubs and trees, along with a driveway leading to a garage.

To the rear, the beautifully landscaped garden features a spacious patio complemented by a picturesque pond. The remainder of the garden is predominantly laid to lawn, accented by mature shrubs and trees.

## INFORMATION

Postcode: NP25 5AZ

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: D





## DIRECTIONS

From Monmouth town centre proceed down Monnow Street and follow the road around to Blestium Street. At the roundabout, take the second exit over the bridge. At the traffic lights, turn right onto Cinderhill Street and then proceed to the mini-roundabout turning onto Rockfield Road. Proceed up the road and turn left into Rolls Avenue turn right into Shelley Crescent where number 5 will be found towards the end of the cul-de-sac on the left-hand side.



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