



# MONMOUTH

Guide price **£415,000**



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# 2 TRAFALGAR CLOSE

Monmouth, Monmouthshire NP25 5DR



Well-presented four-bed family home  
Located on the popular Rockfield estate  
Garage and driveway parking

This family home is on the edge of Monmouth located off the Rockfield Road. It is in a superb position within a short distance to local amenities and the 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 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 surrounding countryside and scenic walks.





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£415,000



### KEY FEATURES

- Four-bedroom detached family home
- Popular estate location
- Well-presented throughout
- Flat walking distance to Monmouth town
- Beautifully manicured rear garden
- Garage and driveway parking



# STEP INSIDE



As you enter the property, you are greeted by an entrance hallway giving access to the downstairs accommodation and turning staircase to the first floor.

The kitchen/diner has dual aspect windows to the front and rear and a door giving access to the side. The kitchen has beautiful wood-effect flooring that is continued through the downstairs accommodation.

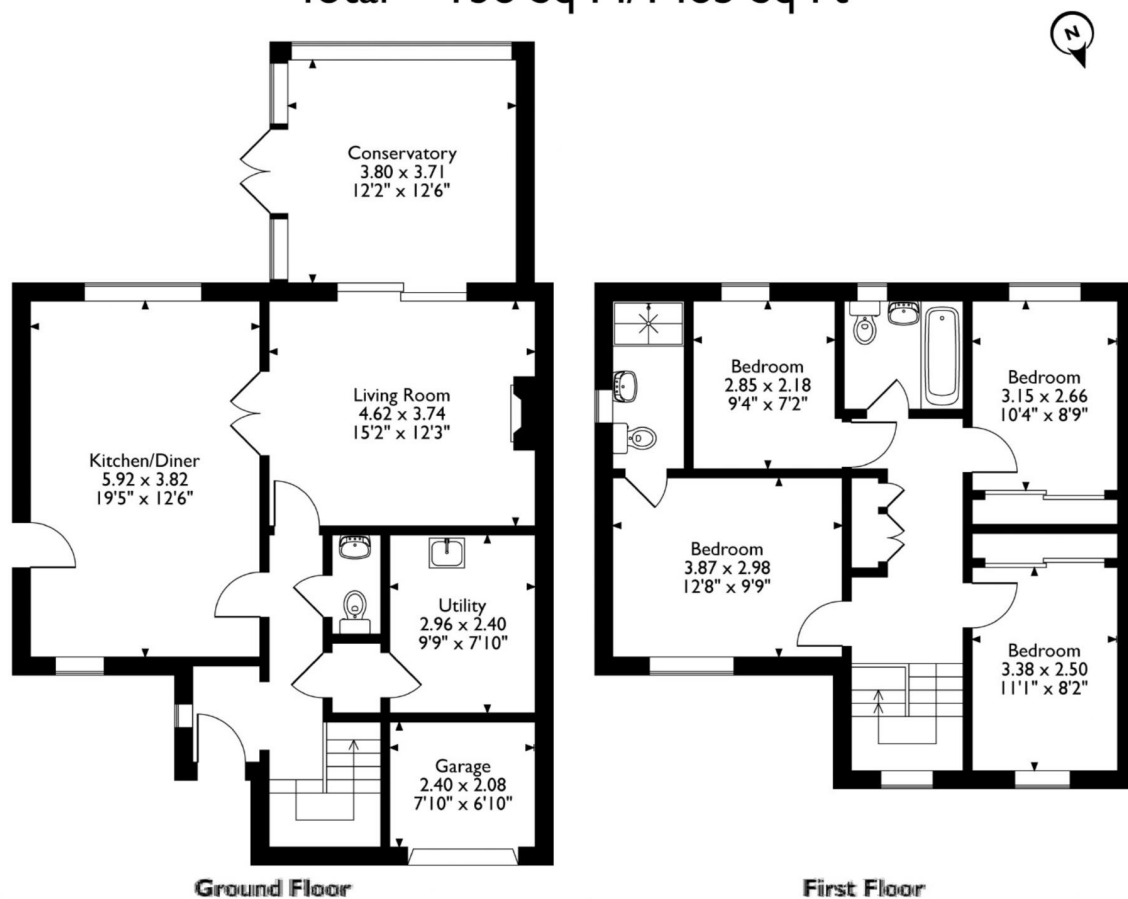
It is fitted with a range of stylish cream wall and base units complemented by tiled splashback and wood effect countertops. There is an integrated double oven with 4 ring gas hob and integrated BOSCH dishwasher.

The kitchen provides double doors opening to the living room and ample space for a dining table and chairs, making it the perfect area for entertaining with family and friends.

The living room is a generous size with a fireplace and sliding doors opening to the airy conservatory, flooding the room with abundant natural light.



**Approximate Gross Internal Area**  
**Main House = 133 Sq M/1431 Sq Ft**  
**Garage = 5 Sq M/54 Sq Ft**  
**Total = 138 Sq M/1485 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.

Also located on the ground floor is a useful utility room and cloakroom.

To the first floor, there are four bedrooms and the family bathroom. The principal bedroom is a good size with double storage cupboards and access into the en-suite shower room.

Bedrooms two and three are fitted with wardrobes offering shelving and hang rails. Bedroom four is a good size and could also be offered as a study for those working from home.

Finally, the family bathroom has laminate flooring and is fitted with a panelled bath with shower over, W.C and a pedestal wash hand basin.



# STEP OUTSIDE



To the front, there is access into the garage and parking for two vehicles along with an area to lawn.

To the rear, the garden is beautifully presented with a well-manicured lawn and good-sized patio area, perfect for the summer months. The garden offers a good degree of privacy bordered by high fences and mature shrubs and trees.

## INFORMATION

Postcode: NP25 5DR  
Tenure: Freehold  
Tax Band: F  
Heating: Gas  
Drainage: Mains  
EPC: TBC







## DIRECTIONS

From our Monmouth office, proceed down Monnow Street and follow the road around left onto Blestium Street. At the roundabout, take the second exit over the bridge and at the traffic lights turn right onto Cinderhill Street. Take the first exit over the first roundabout and at the next roundabout, take the second exit. At the roundabout, take the second exit onto Rockfield Road and then take the first exit at the next roundabout. Continue onto Kingswood Road and Trafalgar Close will be the third turning on the right-hand side. Number two will be found on the left hand side.





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