



# MONMOUTH

Guide price **£269,000**





# 29 WONASTOW ROAD

Monmouth, Monmouthshire NP25 5AH



Three-bedroom dormer style bungalow  
Private garden with studio  
No onward chain

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  
£269,000



## KEY FEATURES

- Three-bedroom dormer style bungalow
- Downstairs bedroom & bathroom
- Spacious accommodation
- Outdoor studio/gym
- Private rear garden





# STEP INSIDE



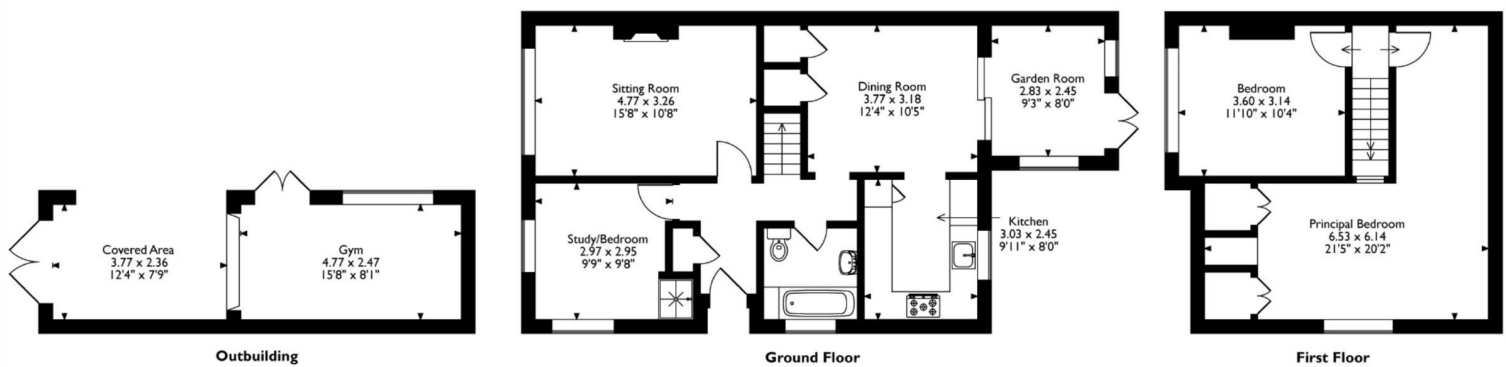
Upon entering the property, you are welcomed by an L-shaped hallway that provides access to all ground floor rooms and the staircase leading to the first floor.

The living room is spacious, featuring a large window that fills the room with natural light and a gas fireplace that adds a cosy ambiance. A downstairs bedroom, with dual aspect windows, offers flexibility as it could also serve as a study if required.

The hallway leads to the dining room, which has ample space for a good-sized dining table and chairs, along with two storage cupboards, and seamlessly connects to both the kitchen and garden room.

The kitchen is equipped with a stylish range of wall and base units topped with oak worktops. It includes space and plumbing for a washing machine, an integrated fridge freezer, and room for a freestanding gas cooker.

29 Wonastow Road, Monmouth  
 Approximate Gross Internal Area  
 Main House = 109 Sq M/1173 Sq Ft  
 Outbuilding = 12 Sq M/129 Sq Ft  
 Total = 121 Sq M/1302 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.

The garden room, with its dual aspect windows and French doors opening to the rear garden, provides an ideal space for entertaining family and friends.

Completing the ground floor is a family bathroom featuring a three-piece suite.

On the first floor, the landing leads to two bedrooms. The principal bedroom is generously sized and benefits from fitted wardrobes, while the second bedroom, also a double, has a window overlooking the front of the property.



# STEP OUTSIDE



The front of the property offers a well-maintained garden area and driveway parking for at least two vehicles. The rear garden has been designed with low maintenance in mind and offers a high degree of privacy. There is an outbuilding that the current vendors are utilising as a gym but could have a multitude of uses to adhere to your needs.

## INFORMATION

Postcode: NP25 5AH

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: D







## DIRECTIONS

From the town centre, cross the new Monnow Bridge and turn right at the traffic lights. At the second roundabout turn left into Wonastow Road where the property can be found on the left hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(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.