



# MONMOUTH

Guide price **£475,000**



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# 10 ST MAUGHANS CLOSE

Monmouth, Monmouthshire NP25 5BU



Generously proportioned four-bedroom family home  
Popular estate location  
Large rear garden

Located on a popular development from Rockfield Road, this family home is just a short walk from Monmouth town centre in a superb position. 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.



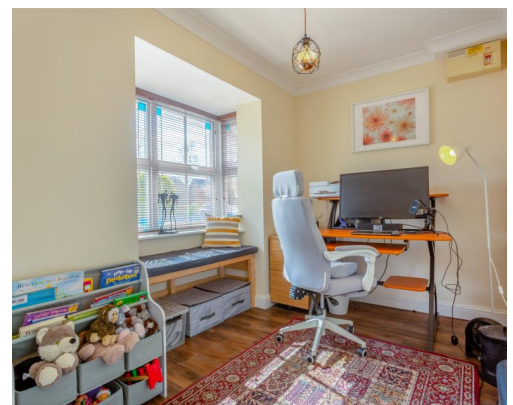


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### KEY FEATURES

- Four bedroom detached family home
- Ample living accommodation
- Generously proportioned throughout
- Two en suites
- Large and private rear garden
- Double garage and driveway parking





# STEP INSIDE



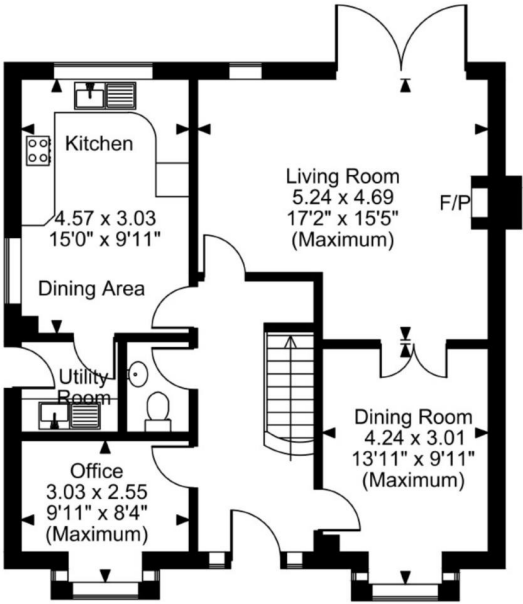
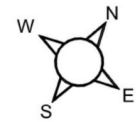
As you step into the property, a spacious entrance hallway welcomes you, providing access to the ground floor rooms and stairs leading to the first floor.

To the front of the house, a generous study with a bay window offers an ideal workspace for those working from home but could also serve as a playroom if needed.

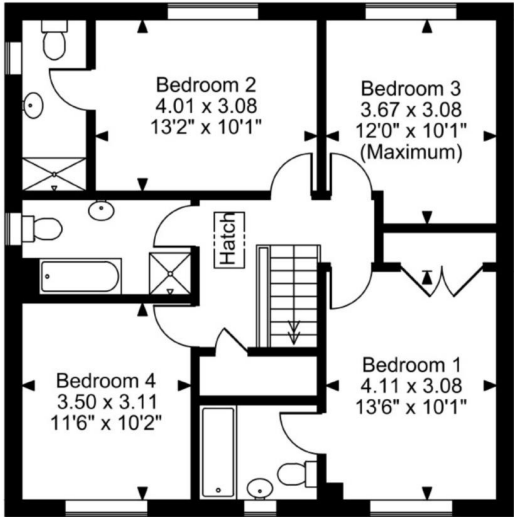
Adjacent to the study, the dining room features a bay window and double doors that open into the living room.

The living room is well-proportioned, boasting a gas fireplace and French doors leading to the expansive rear garden, complete with a covered decked area - perfect for entertaining family and friends.

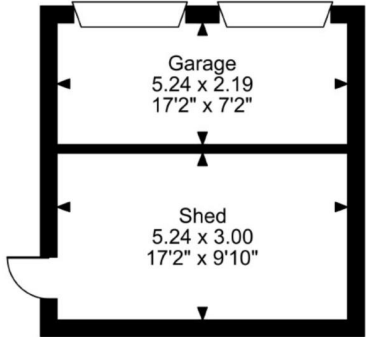
**St. Maughans Close, Monmouth**  
**Approximate Gross Internal Area**  
**Main House = 1567 Sq Ft/146 Sq M**  
**Garage = 124 Sq Ft/11 Sq M**  
**Shed = 169 Sq Ft/16 Sq M**  
**Total = 1860 Sq Ft/173 Sq M**



Ground Floor



First Floor



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
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The kitchen is equipped with a range of wall and base units, an integrated double oven, a four-ring gas hob, space and plumbing for a dishwasher, and ample room for a breakfast table and chairs.

A separate utility room provides additional storage, space, electrics and plumbing for a washing machine and tumble dryer, and a side door offering direct access to the rear garden. Completing the ground floor is a convenient cloakroom.

Upstairs, a spacious landing leads to four well-sized bedrooms. The principal bedroom benefits from a built-in wardrobe and an en suite bathroom.

The second bedroom, another generous double, overlooks the rear garden and includes its own en suite shower room. Bedrooms three and four are also spacious doubles, and the family bathroom is fitted with a bath, separate shower cubicle, W/C, and washbasin.



# STEP OUTSIDE



The front of the property features a double garage and a driveway with parking space for two or three cars. The rear garden is a standout feature, offering a generous outdoor space designed for both relaxation and entertainment. A spacious decked area, partially covered, provides multiple spots for patio furniture, creating the perfect setting for outdoor dining or lounging. The remainder of the garden is laid to a level lawn, offering plenty of space for children to play. Additionally, there is a shed, a greenhouse, and a convenient side door providing access to the garage.

## INFORMATION

Postcode: NP25 5BU  
Tenure: Freehold  
Tax Band: G  
Heating: Gas  
Drainage: Mains  
EPC: C







## 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. St. Maughans Close will be found on your right hand side and the property is located on your right.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	70	70
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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