



MONMOUTH

Guide price **£185,000**



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To book a viewing call 01600 713030

12 GLENDOWER STREET

Monmouth, Monmouthshire NP25 3DG



Chain free
Town House
Off street parking

A fantastic opportunity to acquire a two-bedroom townhouse ripe for modernisation, offering tremendous potential throughout and the rare advantage of off-street parking.

The ground floor features two well-proportioned reception rooms and a separate kitchen. On the first floor, you'll find a generous double bedroom and a spacious four-piece bathroom suite. The second floor hosts an additional large double bedroom.

Outside, the property benefits from a good-sized courtyard garden, which opens onto a further shared lawned garden. Beyond this, gated access leads to valuable off-street parking for several vehicles.

Located in the heart of Monmouth Town, this characterful property is a stone's throw from the bustling high street and local amenities, including food stores such as Marks & Spencer and Waitrose, a pharmacy and independent cafes and restaurants. Monmouth also benefits from fantastic schooling, catering to all ages. With accessible road links to the A40, the property allows for easy commuting to neighbouring towns and cities, while bordering the Wye Valley, outdoor pursuits and countryside walks can be enjoyed, creating a wonderful balance between town and countryside living.



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KEY FEATURES

- Two-bedroom town house
- Off street parking for several vehicles
- In need of renovation
- Central town location
- Two reception rooms
- Chain free



STEP INSIDE



Enter the property via the front door into the lounge, which features a window to the front aspect, a coal-effect gas fire, stairs rising to the first floor, and a door leading through to the dining room.

The dining room benefits from a vaulted ceiling with a Velux window and a gas-effect fire. A further door leads into the kitchen.

The kitchen is fitted with wall and base units, a stainless-steel sink and drainer, and has both a window and French doors to the rear aspect.

First Floor

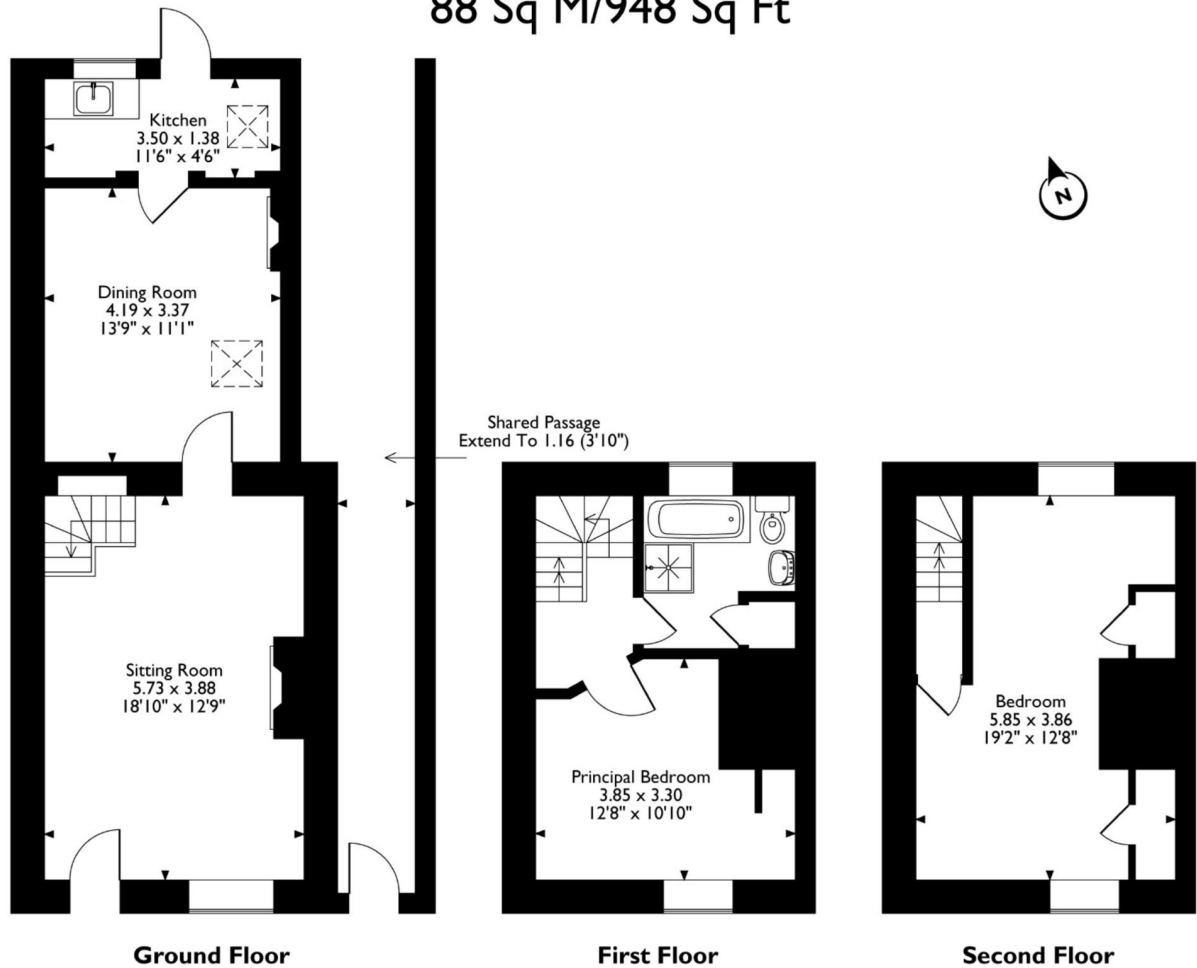
The landing provides access to a double bedroom and a four-piece bathroom suite, with an electric wall-mounted heater and a staircase rising to the second floor.

The bedroom is a generously sized double with a window to the front aspect and a recessed area suitable for wardrobe space.

12, Glendower Street, Monmouth

Approximate Gross Internal Area

88 Sq M/948 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 bathroom is fitted with a four-piece suite comprising a panelled bath, separate shower cubicle with wall-mounted Triton shower, wall-hung wash hand basin, and W.C. A window overlooks the rear garden.

Second Floor

The second floor opens into a spacious principal double bedroom with windows to both the front and rear aspects. This room includes two walk-in shelved cupboards and a wall-mounted electric heater.

STEP OUTSIDE



From the rear garden a paved path leads to side access to the front of the property,

To the rear of the property there is a good size area laid to paving and concrete. A wrought-iron gate opens into the shared rear garden, which is mainly laid to lawn and includes a greenhouse. A further gate provides access to the off-street parking area for several vehicles, which is also securely gated.

AGENT'S NOTE:

The property is unregistered.

INFORMATION

Postcode: NP25 3DG
Tenure: Freehold
Tax Band: E
Heating: None
Drainage: Mains
EPC: Exempt





DIRECTIONS

From our Monmouth office turn left onto Agincourt Street and then take a left onto Glendower Street. The property will shortly be on your left hand side.



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