



MONMOUTH

Guide price **£175,000**





# 63 CINDERHILL STREET

Monmouth, Monmouthshire NP25 5EZ



Three bedrooms  
Kitchen breakfast room  
Level walking distance town centre

This well presented three-bedroom terrace house is situated right on the edge of Monmouth town, within short reach of all its local amenities. The property offers a modern kitchen/breakfast room a good size lounge, three bedrooms and a wet room.

Located a short walk from Monmouth town centre, this 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

- Three Bedrooms
- Well presented throughout
- Kitchen/breakfast room
- Level walking distance town centre
- No onward Chain



# STEP INSIDE



The property is entered via a welcoming entrance porch providing useful space for coats and shoes, which leads through to the main hallway. The hallway features stairs rising to the first floor and doors giving access to the kitchen/breakfast room and the lounge.

The kitchen/breakfast room is fitted with a good range of modern wall and base units and offers space for a cooker, fridge freezer, and plumbing for a washing machine. There is ample room for a table and chairs, making it ideal for family dining.

Additional storage is provided by a useful under-stairs cupboard and a further shelved cupboard housing the Baxi gas central heating boiler. A window overlooks the rear garden, and a door provides direct access outside.

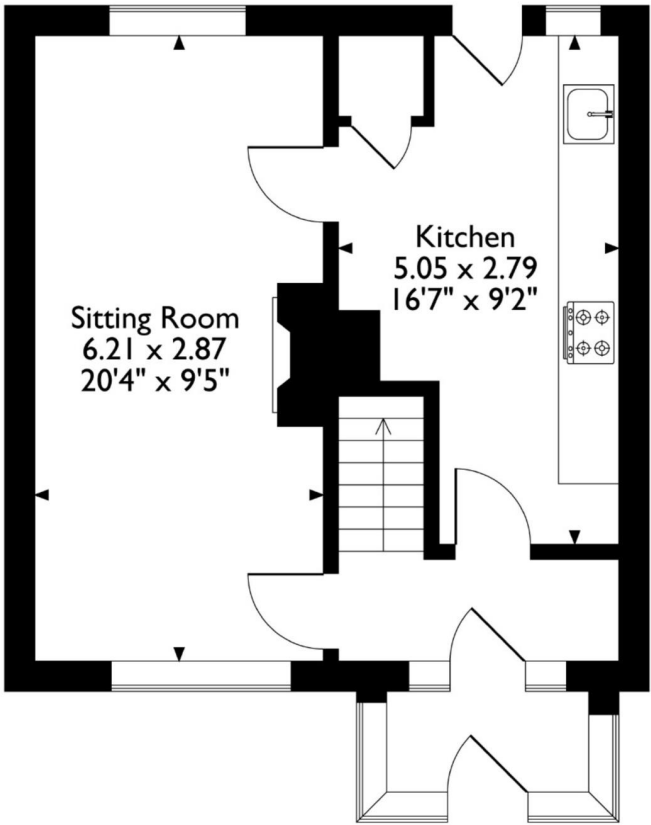
The lounge is a spacious and light-filled room, benefiting from windows to both the front and rear aspects, creating a bright and airy living space.



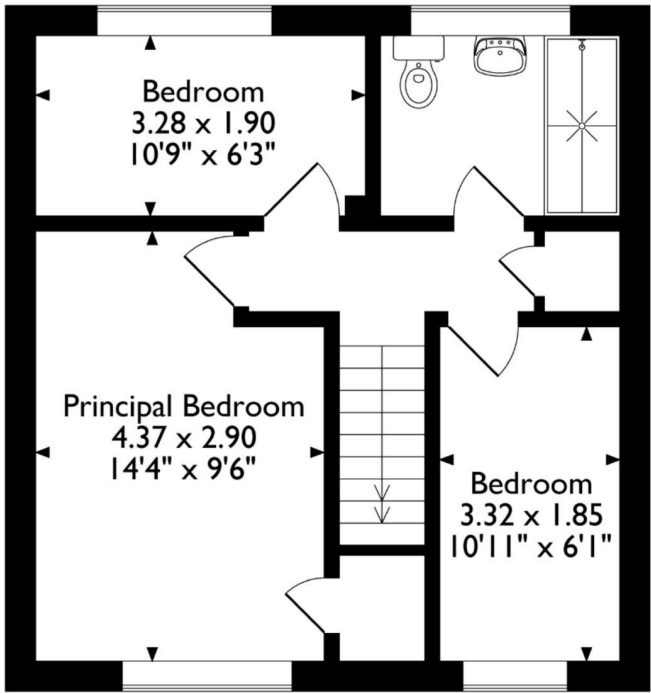
63, Cinderhill Street, Monmouth

Approximate Gross Internal Area

75 Sq M/808 Sq Ft



Ground Floor



First Floor

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.

To the first floor, the landing provides access to all bedrooms and the wet room.

The principal bedroom is a generous double room with a window to the front aspect, a walk-in storage cupboard, and plenty of space for bedroom furniture.

Bedroom two enjoys a window to the rear, while bedroom three features a front-facing window and a shelved storage cupboard.

The recently fitted wet room comprises a pedestal wash hand basin, WC, and a Mira shower, with a window to the rear aspect providing natural light and ventilation.

# STEP OUTSIDE



The rear garden offers a patio area, area to lawn and stone chippings. There is a central pathway that leads to useful gated access.

## INFORMATION

Postcode: NP25 5EZ  
Tenure: Freehold  
Tax Band: D  
Heating: Gas  
Drainage: Mains  
EPC: C





## DIRECTIONS

From our Monmouth office, proceed down Monnow Street and left onto Blestium Street. At the roundabout, take the second exit over the bridge. At the traffic lights take left turning and the property will be found a short distance along on the right hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	69	77
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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