



43 Wonastow Road
Monmouth, NP25 5DG

 DAVID JAMES

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- Mature Garden & Plot Measuring 0.36 Acres
- An Attractive Period Home
- Spacious Ground Floor Accommodation
- Open Plan Kitchen / Dining Room
- Five Bedrooms
- Two Bathrooms
- Level Walking Distance of Town
- Planning Permission to Extend to the Rear
- Planning Ref Number - DM/2025/00943

Guide Price

£310,000

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DESCRIPTION

An attractive period home within level walking distance of Monmouth town. Benefiting from a beautiful and mature, south facing large garden to the rear measuring 0.36 acres in total. The house offers an abundance of space and potential to create a sizeable family home. With five bedrooms over three floors, side access and parking to the front for several cars, the current owners have obtained planning permission to substantially extend the property to the rear if required by a purchaser.

SITUATION

Wonastow Road is within easy walking distance of all amenities. Monmouth town offers a comprehensive range of amenities with both local and nationwide shops and restaurants to include Marks & Spencer and Waitrose. Monmouth town boasts exceptionally impressive schooling, both junior and senior, including the renowned Haberdashers Schools and Monmouth Comprehensive are both within walking distance. The town of Monmouth is situated on the River Wye amidst the rolling Monmouthshire countryside, whilst offering exceptional major road network links along the A449, towards the M50 in the north and M4 to the south.

ACCOMMODATION

Upon entering the property, a staircase leads to the first floor and landing. The **Sitting Room** is to the front of the house with a chimney breast to one wall and window overlooking the front. A doorway leads into an open plan sizeable and light **Kitchen / Breakfast Room** with an outlook over the garden with a deep understairs pantry cupboard. There is convenient access out to the garden as well as a second doorway which leads into a larger **Principal Reception Room**, spanning the full depth of the house with windows to the front and rear and alcove storage space to the side of a chimney breast. The **Lobby** and **Utility Room** can be found off this room with access into the garden and fitted units housing the sink and drainer. There is a **Ground Floor Bathroom**, with bath, lavatory, wash hand basin and a deep airing cupboard.

To the first floor is a **Landing Area** with access to a second staircase leading to the second floor with a window allowing plentiful light into the space. The **Master Bedroom** is vast in size with windows to the front and rear. **Bedroom Two** is a double bedroom with a view to the front and **Bedroom Three** is rear facing overlooking the garden. The **Family Bathroom** offers a bath with shower over, lavatory and wash hand basin with a window.

The **Second Floor** is currently divided into two halves, making **Two Further Bedrooms** which are rear facing and overlooking the south facing garden and views.

OUTSIDE

To the front of the house is off road parking for at least two sizeable vehicles. Side access leads to the rear garden. The **Rear Garden** is incredibly private and is south facing with surrounding views. The plot in its entirety measures 0.36 acres in total. The garden is mostly lawned and sectioned by shrubs and mature fruit trees, a truly pleasant and quiet space which is level and private.

GENERAL

All Mains Services Connected

EPC

Band E

LOCAL AUTHORITY

Monmouthshire County Council

PLANNING

Planning Permission Granted for Double Storey Extension to the Rear - Planning Reference Number - DM/2025/00943.

Full plans available upon request

OVERAGE

This property and ground is sold subject to an overage provision to the effect that should planning consent be granted for a **separate** dwelling within the boundaries within the next 25 Years, 30% of any increase in value will be repayable to the vendor's predecessors.

This **does not** apply for the extension of the existing property.

VIEWING

Strictly by appointment with the Agents: David James
Tel 01600 712916.

GUIDE PRICE

£310,000

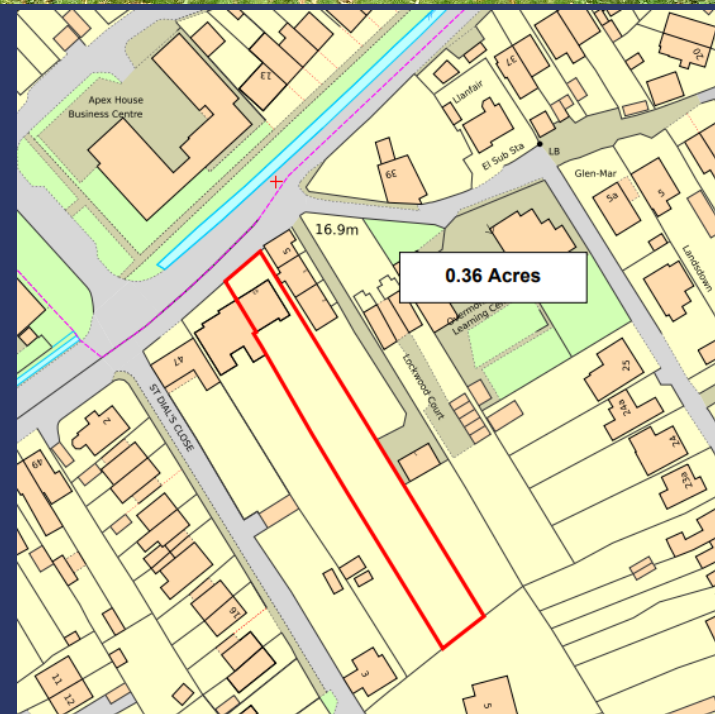
PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

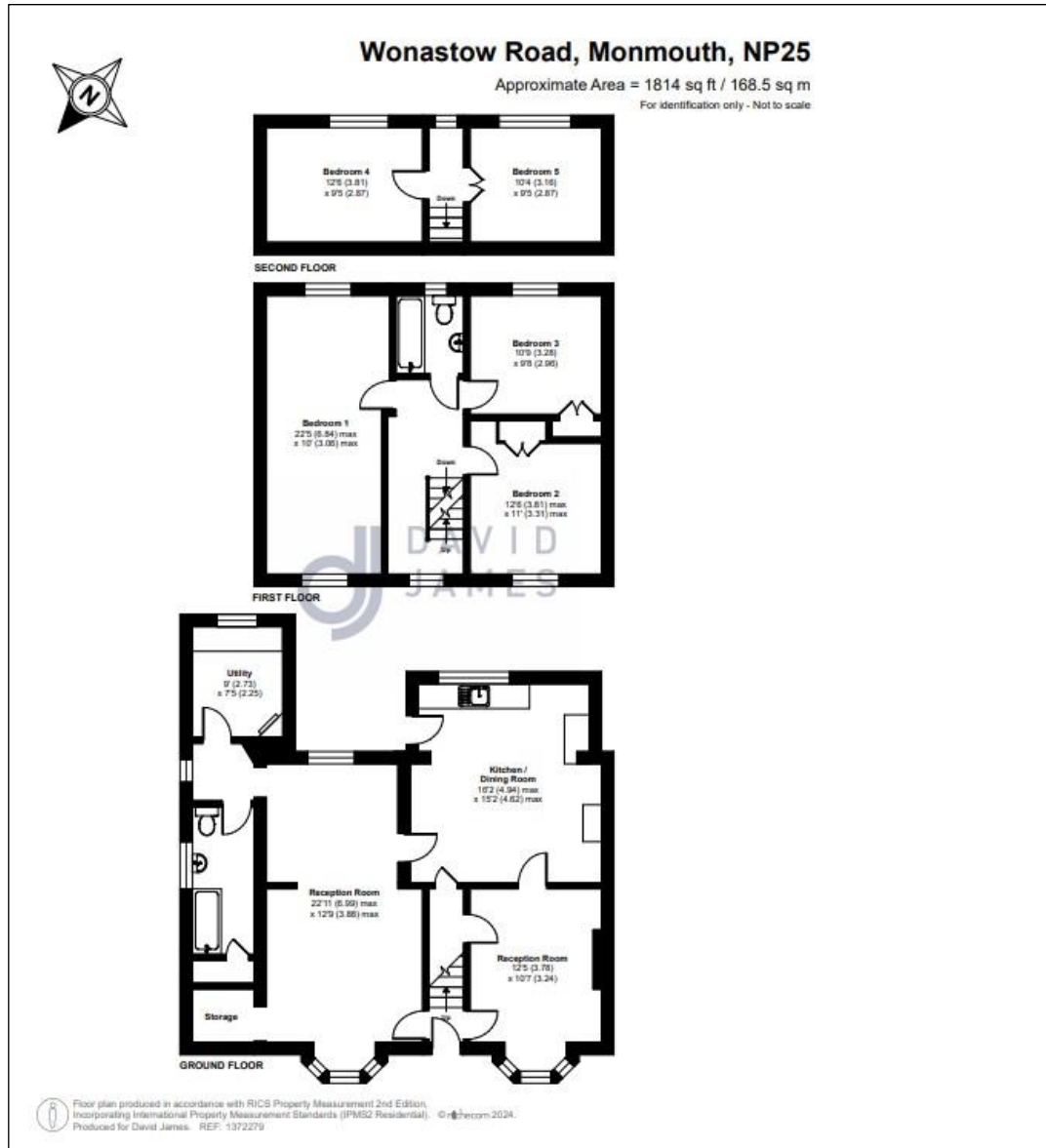
WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.





Floorplan



Proposed Architect Plans

