



5 Opulus Way
Monmouth, NP25 5UW

 DAVID JAMES

5 Opulus Way

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- Sought After Quiet Position
- Detached Spacious and Light Home
- Driveway Parking for Two Cars
- Open Plan Spacious Kitchen / Diner
- Utility Room
- Four Bedrooms
- Ensuite Shower Room
- Ground Floor WC
- Edge of Monmouth Location

GUIDE PRICE

£435,000

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DESCRIPTION

Positioned in a quiet location on the Kingswood Estate, occupying a corner plot position with driveway parking for two cars and a detached garage to the rear. This four-bedroom detached family home offers a spacious kitchen / dining space and sunny walled garden. The property offers an ensuite shower room to the master bedroom and a ground floor wc within level walking distance of Monmouth town with beautiful parkland nearby.

SITUATION

Opulus Way is a quieter position on the housing estate, close to the neighboring parkland, set off the main route into the estate. The Kingswood Development is situated on the edge of Monmouth at the end of Wonastow Road, with plentiful walks on your doorstep and lots of surrounding wildlife, with close access to Kingwood and Offa's Dyke path. Monmouth 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 both within walking distance. The town 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. The nearest railway stations are at Abergavenny just 16 miles west and Chepstow 17 miles south, both providing fantastic rail links to London, Bristol, Cardiff and the Midlands.

ACCOMMODATION

Upon entering the house there is a spacious **Entrance Hallway** with a staircase leading to the first floor and landing area. There is a deep storage cupboard providing hanging space for coats. Beneath the stairs is a **Ground Floor WC** with a wash hand basin with tiled splashbacks and a WC. The **Sitting Room** is generous in size with plentiful light; it offers a large bay window. The **Kitchen / Dining** space overlooks the garden with a large band stand window and double doors which flow out into the garden and window to the front. There is a six-ring hob with extractor fan over, double oven, space for fridge/freezer and dishwasher. There is a central island with storage units beneath and a sink with drainer. The **Utility Room** provides useful additional storage space with matching fitted modern units and convenient doorway access out to the rear driveway parking. There is a wall mounted gas boiler and

space beneath the units for a washing machine and tumble dryer.

The **Landing Area** is light filled with a window to the rear and a loft access hatch to the ceiling. The **Master Bedroom** is a generous size with a window to the front and doorway leading into the modern **Ensuite Shower Room** which is fitted with a modern shower with tiled splashbacks, wash hand basin, low flush w.c. and window. **Bedroom Two** is a double room to the front and **Bedroom Three** is another double room to the side. **Bedroom Four** is a spacious single room with a fitted storage cupboard and window to the front with a pleasant outlook. The modern **Family Bathroom** has a bath with a shower over, wash hand basin, low flush w.c., splashbacks and window.

OUTSIDE

The house is set back off the road with an attractive frontage occupying a corner plot. The garden is walled offering privacy with a sunny orientation and gateway to the rear leading to the driveway. The garden is well established with mature shrubs to the borders, lawn and a paved patio area. Behind the garage is a shed offering further storage. The **Garage** provides an up and over door with electricity. The driveway offers parking for two cars to the rear of the house with convenient access from the driveway into the utility room.

GENERAL

All Mains Services

EPC Band B

LOCAL AUTHORITY

Monmouthshire County Council

VIEWING

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

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.







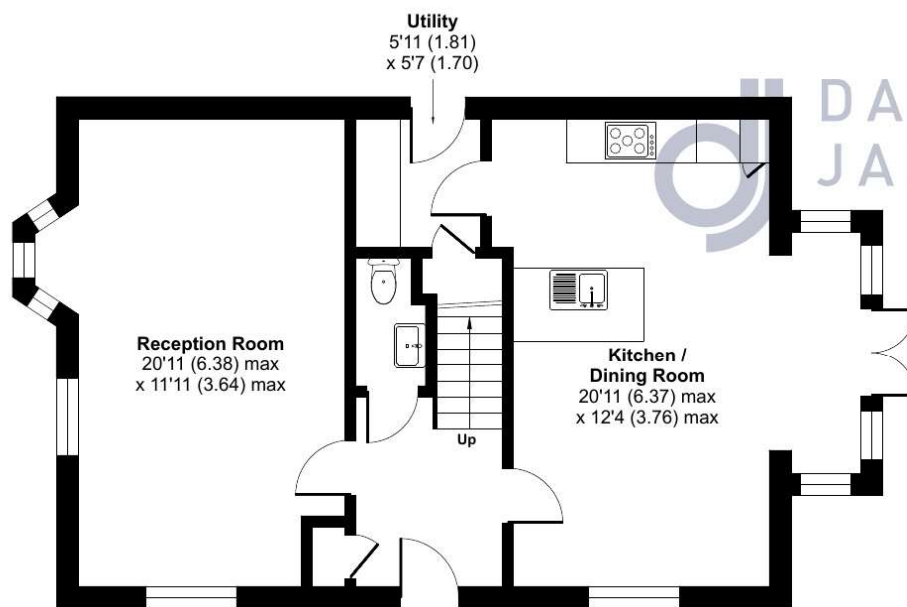
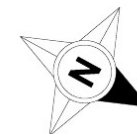
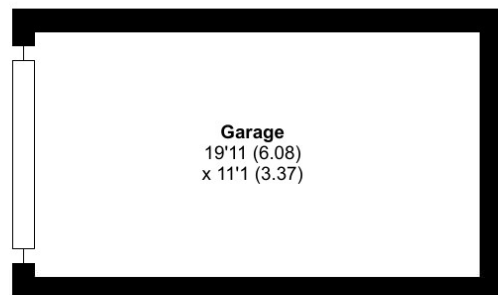
Opulus Way, Monmouth, NP25

Approximate Area = 1347 sq ft / 125.1 sq m

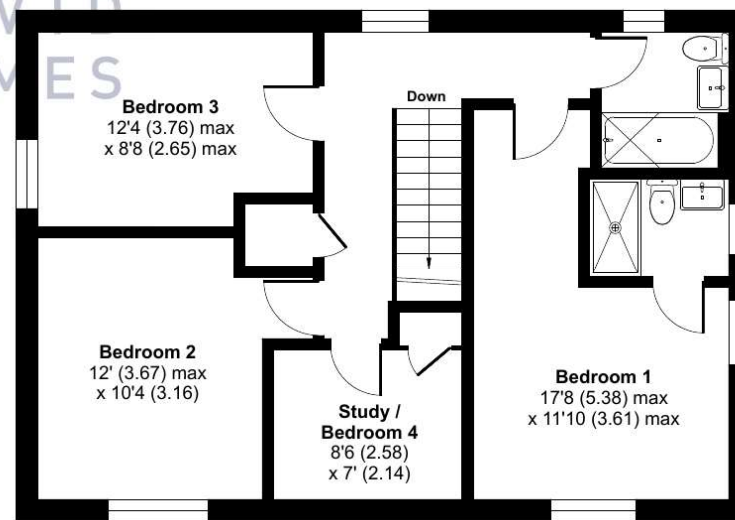
Garage = 221 sq ft / 20.5 sq m

Total = 1568 sq ft / 145.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for David James. REF: 1488674