



3 Grosmont Close
Monmouth, NP25 5UF

3 Grosmont Close

Monmouth, NP25 5UF

- Semi-Detached
- Conservatory to Rear
- Modern Fixtures
- South / West Facing Garden
- Driveway Parking
- Ground Floor WC & Utility Room
- Quiet Sought After Cul-de-Sac
- Walking Distance to Town
- Excellent Road Access Links
- Two Bedrooms
- Double Glazed Throughout

87 Monnow Street, Monmouth
Monmouthshire, NP25 3EW
monmouth@david-james.co.uk
Tel 01600 712916
www.david-james.co.uk

DESCRIPTION

In a quiet cul-de-sac location with driveway parking for two cars within level walking of town. Grosmont Close offers an ideal purchase for a first-time buyer or an investment with two good sized bedrooms a ground floor wc and utility room as well as a conservatory. The garden is particularly pleasant, enjoying a southwest facing sunny orientation.

SITUATION

A quiet and sought after residential area and cul-de-sac within level walking distance of Monmouth town. 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 Monmouth comprehensive 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 house is a **Hallway** with a deep storage cupboard beneath and a staircase leading to the first floor and landing. The **Sitting Room** is to the front which is a good size with a large window. The **Kitchen Breakfast Room** offers plenty of space for a dining table. There is extensive storage space which houses the washing machine and utilities. Kitchen units are modern with a sink beneath the window which overlooks a pleasant rear garden. Integrated appliances include an electric oven, gas hob with extractor fan above. There is space for a dishwasher and tumble dryer. Beyond the kitchen the owners have created a useful **Utility Room** fitted with matching storage units and a Belfast sink. Doorway leads into the **Ground Floor WC** with a lavatory and a wash hand basin. From the kitchen is access into a useful **Conservatory** with windows to all sides and double doorway leading into the garden.

The First-floor Landing area provides a loft hatch to ceiling. The **Main Bedroom** is of a good size and is rear facing with two large windows allowing plentiful light into the space. There is a deep storage offering wardrobe space. The **Second Bedroom** is to the front of the house with a Velux window to ceiling. The **Bathroom** provides a bath with a shower over and tiled modern splashbacks, wash hand basin and a WC.

OUTSIDE

To the rear is a private south / west facing garden, benefitting from the sun throughout the day with fenced perimeters. The current owners are keen gardeners with raised planters, a shed and summerhouse and a lawned area. There is a pleasant patio area ideal for outdoor dining.

To the front of the house is driveway parking for at least two cars with a lawned verge.

GENERAL / LOCAL AUTHORITY

All Mains Services
Monmouthshire County Council

VIEWING

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

GUIDE PRICE

£225,000



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

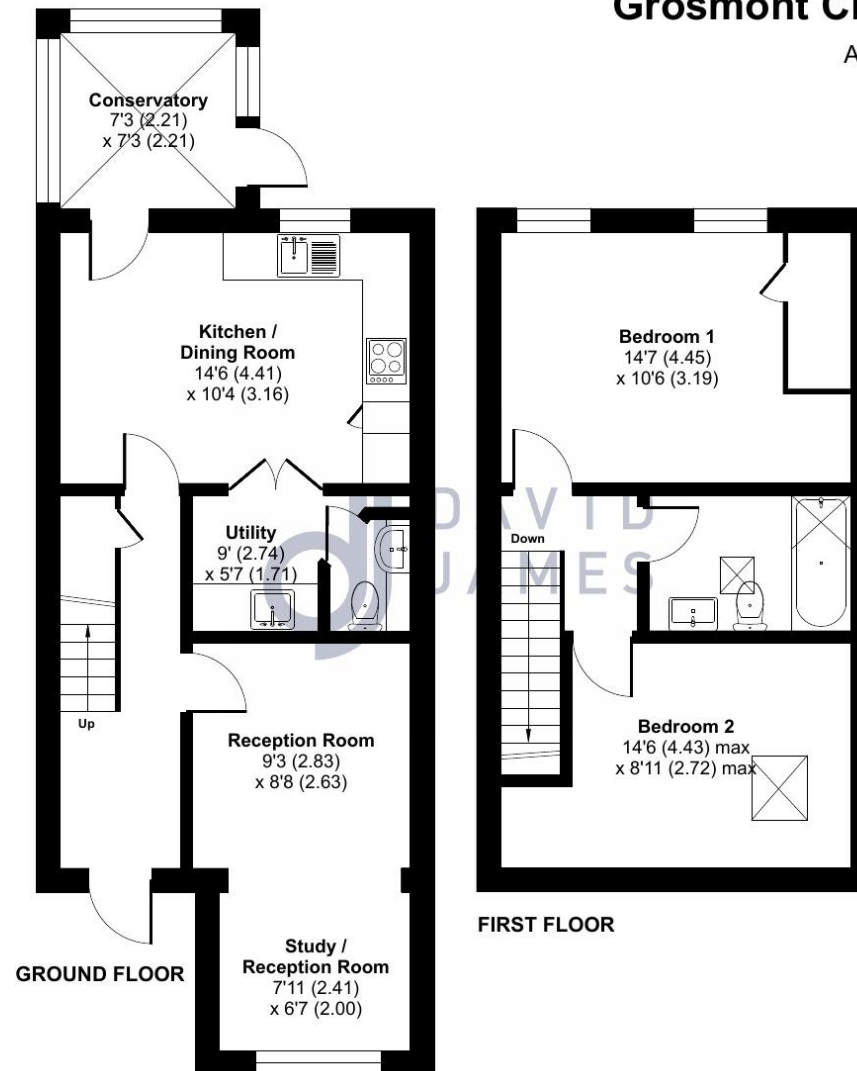
The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether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



Grosmont Close, Monmouth, NP25

Approximate Area = 879 sq ft / 81.6 sq m

For identification only - Not to scale



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: 1493972