



17 Jordan Gardens
Monmouth, NP25 5ED

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- Spacious Ground Floor Living
- Three Reception Rooms
- Kitchen / Breakfast Room
- Generous Plot and Rear Garden
- Driveway Parking for Two Cars
- Conservatory to Rear
- Three Bedrooms
- Ground Floor Lavatory
- Walking Distance to Town
- On a Bus Route

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DESCRIPTION

A substantial three-bedroom modern home on the Rockfield estate, occupying a generous plot with expansive ground floor living space and a pleasant sunny rear garden. The house offers driveway parking for two cars, positioned in a sought-after location on the Rockfield Estate, within level walking distance of town. With plentiful light throughout and a modern bathroom and ensuite shower room.

SITUATION

A smaller quiet cul-de-sac on the well-established Rockfield Estate, a popular suburb of Monmouth within walking distance of amenities. Within short walking distance is a small cooperative convenience store and a Overmonnow Primary School. 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 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

Entrance Hallway offers plentiful hanging space for coats with a staircase leading to the first floor and landing area and quality laminate flooring throughout. The **Ground Floor WC** has a wash hand basin and vanity unit, WC and window. The **Sitting Room** is particularly spacious and light with a large window to the front and access to the second reception room and kitchen. The **Kitchen / Breakfast Room** is ideal for a family with ample space for a large dining table. It is fitted storage units throughout with a deep understairs pantry storage cupboard. Integrated appliances include an electric double oven, gas hob with extractor fan over, dishwasher, space for a washing machine and fridge freezer. The gas boiler was fitted in 2023. There is a pleasant outlook to the rear of the garden and double doors lead out to the patio. The **Second Reception Room** is off the main sitting room; another large entertaining space currently used as a playroom with window to the front and double doors leading out into a Conservatory. The **Conservatory** offers double doors out to the garden with windows to all sides, electricity and tiled floor.

The first-floor **Landing Area** offers deep airing cupboard and access hatch with ladder to the boarded loft space. The **Master Bedroom** is a double room with double fitted wardrobe and window to the front. The **Ensuite Shower Room** has a shower cubicle, wash hand basin on vanity unit below and WC. **Bedroom Two** is to the rear, a double room with a pleasant outlook to the back. **Bedroom Three** is a spacious single room with window to front and fitted storage cupboard. The modern **Bathroom** has recently been upgraded with tiled splashbacks, a bath with shower over, modern vanity unit with sink and a WC.

OUTSIDE

The house offers an attractive frontage with driveway parking for at least two cars and side access to the rear garden. The **Rear Garden** benefits from a sunny orientation with mature planted shrubs to the borders and a level lawn ideal for children. The garden is of good size with a shed; patio area mostly laid to lawn with some mature shrubs to the borders and a patio area off the Kitchen.

GENERAL

All mains services
EPC Band C

LOCAL AUTHORITY

Monmouthshire County Council

VIEWING

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

GUIDE PRICE

£330,000

PLANS AND PARTICULARS

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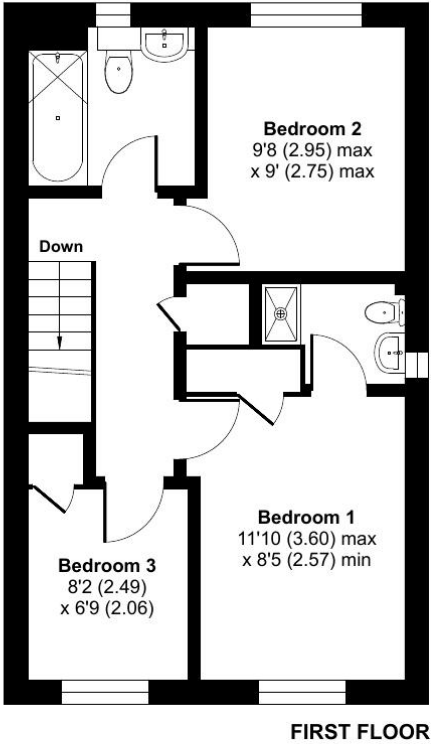
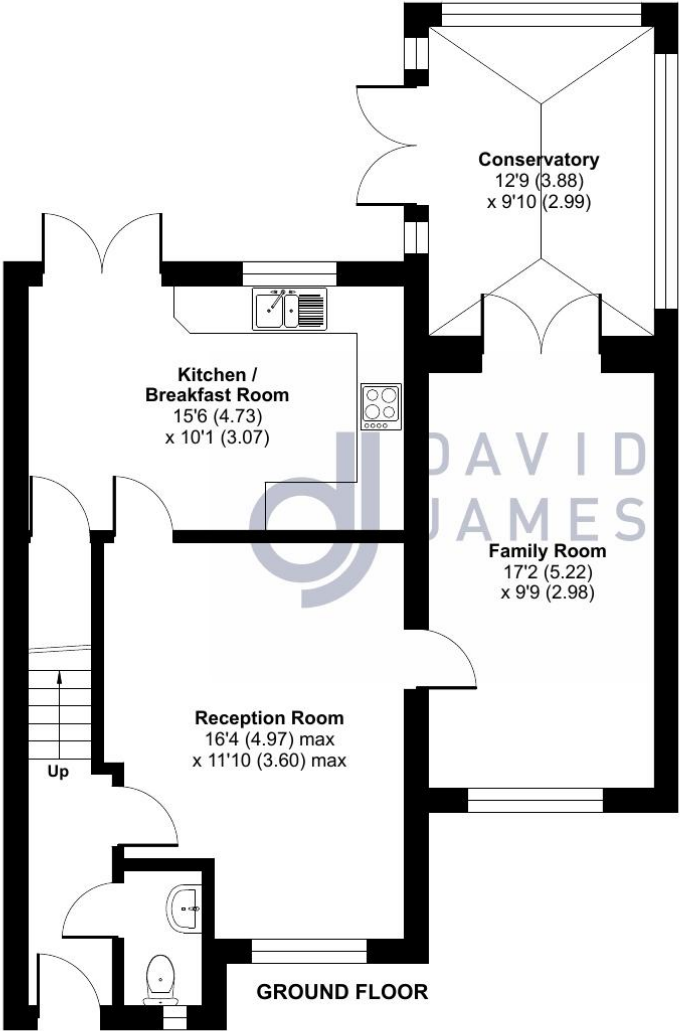
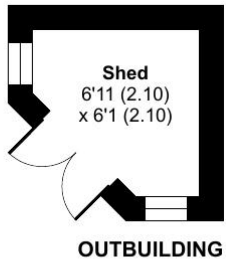
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Approximate Area = 1165 sq ft / 108.2 sq m

Outbuilding = 38 sq ft / 3.5 sq m

Total = 1203 sq ft / 111.7 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.
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