



34 Clawdd Du
Monmouth, NP25 5BG

 **DAVID JAMES**

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- Extended at Rear
- South Facing Rear Garden
- Spacious Sitting Room
- Second Reception Room / Ground Floor Bedroom
- Utility Room
- Ground Floor Lavatory
- Three Bedrooms to First Floor
- Private Courtyard to Front
- Outhouse at Front with Storage
- Walking Distance of Town
- Ideal Investment Home

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DESCRIPTION

With a south facing rear garden and spacious accommodation throughout. This three / four-bedroom home offers level walking distance to town with a sizeable rear extension and a further private courtyard garden to the front.

SITUATION

The property is ideal for those looking to move into town and be within close proximity of the town's amenities or looking for an investment property or starter home. Road links are also excellent with the A40 within a couple of minutes' drive. 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. 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, the **Hallway** is light with a staircase leading to the first floor and landing. There is a convenient **Ground Floor Lavatory** with a wash hand basin and lavatory. The **Sitting Room** is generous in size with a pleasant and private rear outlook over the garden and double patio doors leading out into the garden. Beyond this is a single storey extension which could provide a **Second Reception Room** or a **Ground Floor Fourth Bedroom** with plentiful light and a Velux window to ceiling. The **Kitchen** is fitted with wooden storage units with a large window facing the front and tiled flooring. There is space for an oven, washing machine and upright fridge freezer. A useful **Porch / Utility Area** allows access into the house leading back out to the front courtyard area.

The First Floor and Landing area provides a loft hatch and a deep storage cupboard. **Bedroom One** is a double rear facing room. **Bedroom Two** is another double bedroom and is also rear facing. **Bedroom Three** is to the front which is a fair-sized room also. The **Family Bathroom** offers a bath with a shower over and tiled splashbacks with a large window and a wash hand basin. Adjacent is a separate lavatory.

OUTSIDE

To the front of the house is a private courtyard which is paved and gated with a high fence. The **Rear Garden** is of a good size with a south facing orientation and a large patio. There is a rear gate, and the space is mostly laid to lawn.

LOCAL AUTHORITY

Monmouthshire County Council

GENERAL

All Mains Services

Monmouthshire County Council

EPC – Band C

VIEWING

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

GUIDE PRICE

£240,000



PLANS AND PARTICULARS

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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.



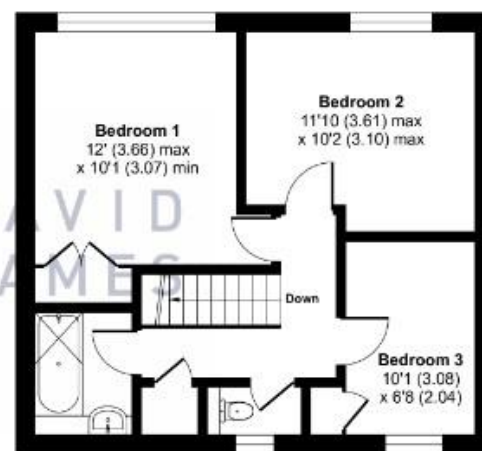
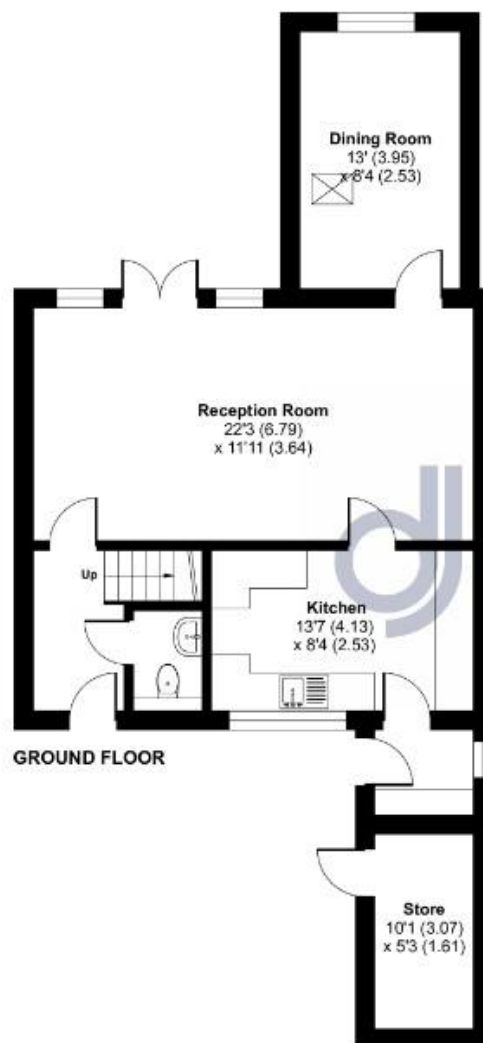
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Approximate Area = 1094 sq ft / 101.6 sq m

Outbuilding = 52 sq ft / 4.8 sq m

Total = 1146 sq ft / 106.4 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). © nichcom 2026. Produced for David James. REF: 1487739