



1 Monkswell Road
Monmouth, NP25 3PF



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- Period End of Terrace Townhouse
- Desirable Location in Monmouth
- Rear Access to Garden
- Sunny & Private Rear Garden
- Four / Five Bedrooms in Total
- Several Flexible Reception Rooms
- Ground Floor Shower Room
- Fantastic Schools within Walking Distance
- High Ceilings, Fireplaces and Sash Windows
- Accommodation Over Three Storeys
- Utility Room to Ground Floor

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DESCRIPTION

An attractive period townhouse arranged over three floors in a highly regarded area of Monmouth within level walking distance of Monmouth's wealth of amenities and schools. This characterful home offers high ceilings, plentiful light and large proportioned rooms. There is a sunny rear garden which is beautifully maintained with rear access on to Hereford Road.

SITUATION

Monkswell Road enjoys a convenient location close to schools and transport links. Situated off the Hereford Road in Monmouth with outstanding access to views of the surrounding countryside, this property is within walking distance of Monmouth town, with its array of pubs, restaurants, shops and a thriving community. The town also offers excellent primary and secondary schools including the renowned Haberdashers' School. Monmouth town offers a broad range of local businesses as well as established and convenient brands such as M&S Foodhall, and Waitrose. There is also a small cinema/theatre as well as sports facilities including football and rugby fields, tennis courts, as well as the local leisure and sports centres. Situated on the Wye the town also offers kayaking and rowing as well as wonderful walking and mountain biking etc. There are convenient road connections with the A40 within a five-minute drive providing connections to the M4 and M5 to the south and the M50/M5 to the North. Both Bristol and Cardiff are within easy reach of the property and there are railway stations at Lydney and Abergavenny, Newport and Bristol.

ACCOMMODATION

The house offers an attractive frontage set back behind wrought iron railings at the beginning of Monkswell Road with a gravelled area in front of the house. Upon entering is an inviting **Hallway** with high ceilings and original tiled flooring throughout with a staircase leading to the first floor.

To the front of the house is a spacious and light **Reception Room**, currently being used as a **Dining Room** adjacent to the kitchen with a large sash window to the front and a fireplace with a surround and mantle. Double folded doors lead into the Kitchen. The **Kitchen** is fitted with wooden floor and wall storage units with a deep understairs pantry cupboard. There is a moveable central wooden island providing further worktop space and storage. A large window faces the rear garden with a door which follows into the rear garden. Beyond the Kitchen is a **Utility Room** with window to the side and

offering shelving space, there is space and plumbing for a washing machine and tumble dryer as well as an upright fridge freezer. There is a **Ground Floor Shower Room** which is modern with a corner shower, wash hand basin and WC.

To the First Floor and Landing Area is a **Family Bathroom** with a bath, tiled splashbacks a wash hand basin and a wc as well as a rear facing window.

The First Floor offers a spacious and light **Sitting Room** with a pleasant outlook to the front on to The Parade. The room offers a deep alcove storage area to one end and a large fireplace and surround at the other with a brass surround. Double doors flow into another **Reception Room / Fourth Bedroom** with a rear facing window. The room is furnished with bookcases to one side with a fireplace and surround to the other and a rear facing window.

The Second Floor and Landing area offers a loft access hatch to the ceiling and a deep storage cupboard above the staircase. The **First Bedroom** is to the front with a pleasant outlook and another fireplace with a marble surround. The **Second Bedroom** is another double rear facing room, **Bedroom Three** is a spacious single room again with a rear aspect.

OUTSIDE

A sunny and private rear garden benefitting from rear gateway access onto to Hereford Road. Planted with an abundance of established shrubs and gravelled for easy maintenance with a small patio area off the kitchen.

GENERAL OR LOCAL AUTHORITY

Monmouthshire County Council

VIEWING

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

GUIDE PRICE

£495,000

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.



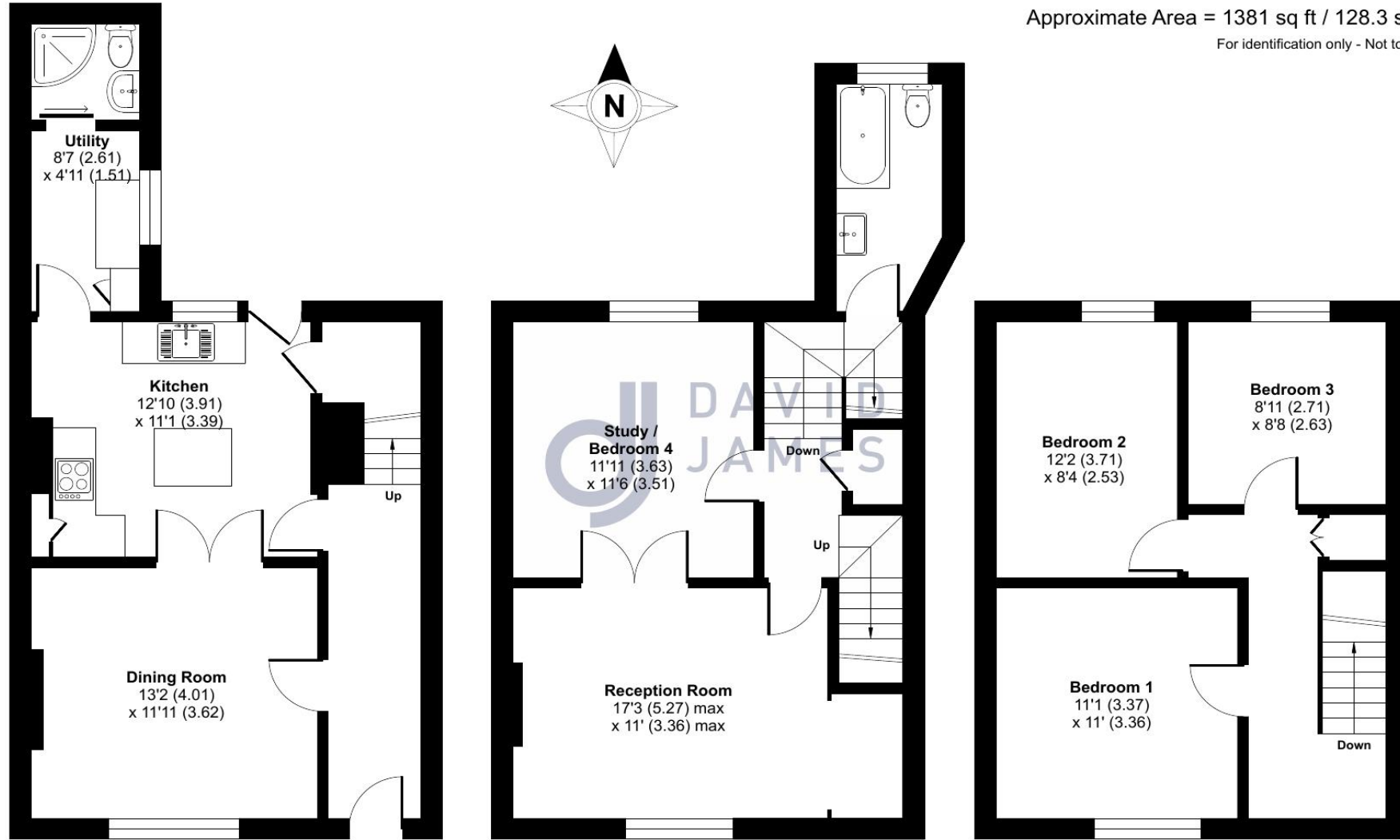




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Approximate Area = 1381 sq ft / 128.3 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR