



**36 St Vincents Drive**  
Monmouth, NP25 5DS



# 36 St Vincents Drive

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- Quiet Sought After Location on Rockfield
- Converted Garage & Substantial Workshop
- Detached with Sizeable Plot
- South Facing Garden
- Double Driveway Parking & Double Garage
- Three Reception Rooms
- Ground Floor Study Space
- Four Bedrooms
- Utility Room
- Two Ensuite Shower Rooms
- Kitchen / Breakfast Room
- Ground Floor WC
- Double Glazed Throughout

## GUIDE PRICE

£485,000

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## DESCRIPTION

A substantial family home located in an incredibly private cul-de-sac overlooking neighbouring fields to the front providing a pleasant 'leafy' outlook. This four-bedroom detached home offers light filled rooms, three reception rooms including a spacious study and two ensuite shower rooms. The double garage has been partially converted into a large games room with a rear extension to that, offering a sizeable workshop.

## SITUATION

Situated in a quiet, exclusive and well-regarded location, this outstanding residence neighbours a small cluster of larger modern executive homes on the Rockfield estate, a popular suburb of Monmouth. This location overlooks established green space with trees in front, within walking distance of amenities. Offa's Dyke Path is a short walk from this property. Monmouth offers a comprehensive range of amenities with both local and nationwide shops and restaurants, including Marks & Spencer and Waitrose. Monmouth town offers exceptionally impressive schooling, both junior and senior, including the renowned Haberdashers' Schools and Monmouth Comprehensive 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, the **Hallway** is light filled with windows to either side of the door. A staircase leads to the first floor and landing area. There is a deep understairs storage cupboard and a **Ground Floor WC** providing a lavatory and wash hand basin with modern tiled splashbacks. To the front of the house are Two Reception Rooms, one is currently used as a large **Study** or could be a playroom for a family. The other is a large **Dining Room**, both with bay windows to the front providing lots of light. Beyond the Dining Room double doors open into a spacious **Sitting Room** which overlooks the garden with double patio doors leading out to the garden and patio. There is a gas fire at one end. From here and off the Entrance Hallway the ground floor leads into the **Kitchen / Breakfast Room** providing ample space for a small dining table. The space is fitted with kitchen units and a large window overlooking the garden. Integrated appliances include an electric oven and gas hob with extractor fan above, space for a dishwasher and an integrated fridge freezer. Conveniently adjacent to this is a **Utility Room** fitted with matching units, a sink and drainer and space and plumbing for a washing

machine and tumble dryer. A doorway leads out to the driveway making it ideal for those with children or pets.

To the first floor and **Landing Area** is a loft hatch to the ceiling. There is a deep storage cupboard and furthermore an airing cupboard. The **Master Bedroom** is large in proportions with two windows facing the rear, doorway leads into the **Ensuite Shower Room** which has been recently upgraded with a walk-in modern shower, wc and wash hand basin and window. **Bedroom Two** is another large double room with dual aspect windows facing the front, a **Second Ensuite** can be found here with another modern shower, wc and wash hand basin and window. The **Third Bedroom** is a sizeable front facing double bedroom and the **Fourth Bedroom** is a generous single bedroom facing the rear. The **Family Bathroom** offers a bath, tiled splashbacks, wc and wash hand basin.

## OUTSIDE

Occupying a private situation on the estate, with a south facing rear garden which is particularly private. The garden is mostly laid to lawn with a patio area with pergola over providing shade. The borders are planted with shrubs and a gateway leads to the driveway parking. The **Detached Double Garage** offers plentiful storage space and has been partially converted into a substantial fully insulated space, currently used as a **Games Room** with electricity and double doors to the front. The front quarter section of the garage offers plentiful garage storage space and electricity. Behind the Games Room is an extended space which is also a fully insulated **Workshop** with double doors to the front and electricity.

## GENERAL / LOCAL AUTHORITY

All Mains Services

Monmouthshire County Council

EPC – Band C

## VIEWING

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

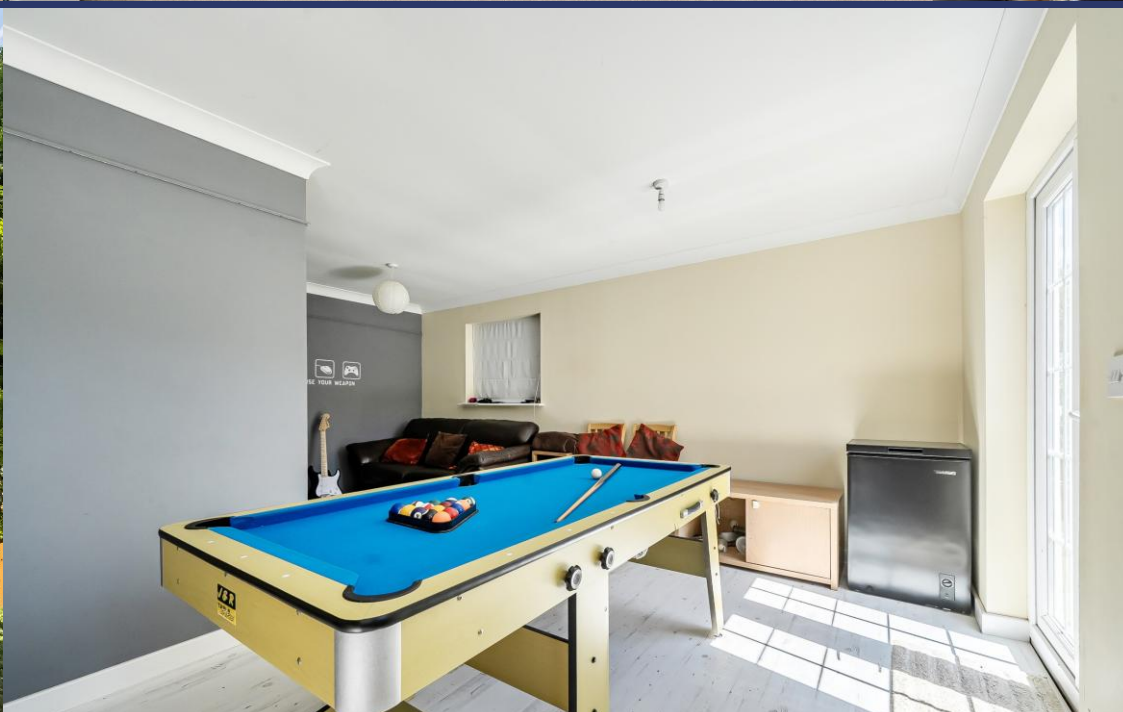
## PLANS AND PARTICULARS

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.







## St. Vincents Drive, Monmouth, NP25

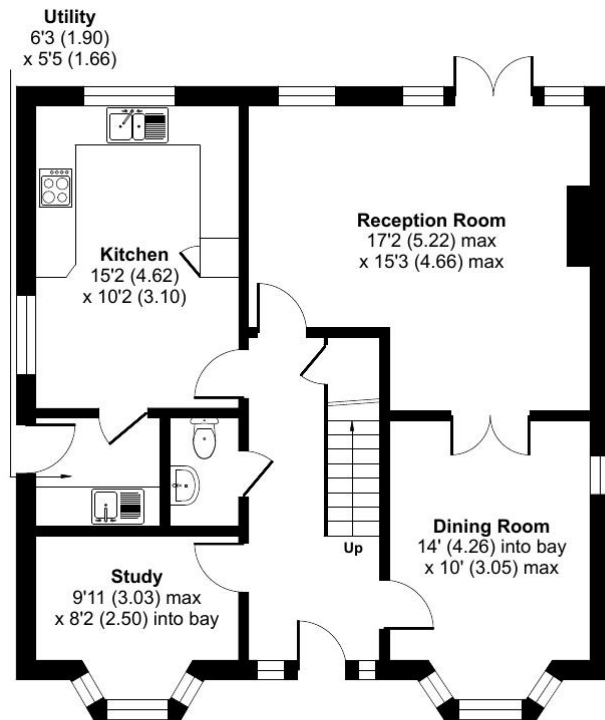
Approximate Area = 1563 sq ft / 145.2 sq m

Garage = 112 sq ft / 10.4 sq m

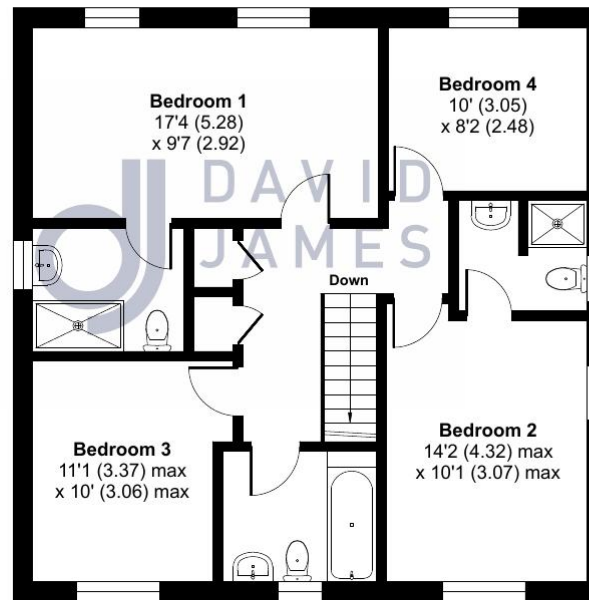
Outbuildings = 326 sq ft / 30.3 sq m

Total = 2001 sq ft / 185.9 sq m

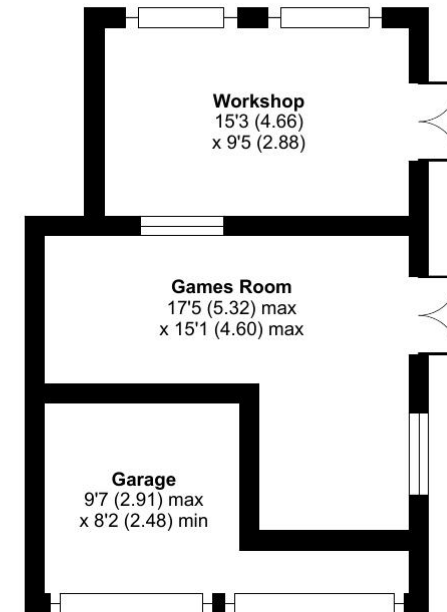
For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



**GARAGE / OUTBUILDING 1 / 2**

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for David James. REF: 1485761