



4 Fitzroy Close
Monmouth, NP25 5BJ

 DAVID JAMES

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- Modern Open Plan Kitchen / Dining Space
- Two Generous Sized Bedrooms
- Modern Bathroom
- Detached Garage to Side
- Driveway Parking
- Walking Distance to Monmouth Town
- Level Lawned Rear Garden
- Popular and Quiet Residential Area

Guide Price

£290,000

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DESCRIPTION

A sought-after location in a quiet well-established cul-de-sac within level walking distance of Monmouth town. This semi-detached home offers modern interiors and fixtures and fittings, a level lawned garden, a detached garage and driveway. Providing two spacious double bedrooms generous proportions throughout and an inviting open plan kitchen / dining space ideal for modern family living.

SITUATION

The house is situated in the popular Overmonnow area of Monmouth in an established residential neighborhood, within level walking distance of Monmouth's town centre and good motorway road links. Monmouth provides a comprehensive range of amenities with both local and nationwide shops and restaurants to include Marks & Spencer and Waitrose. The town boasts exceptionally impressive schooling, both junior and senior, including the renowned Haberdashers Schools, Monmouth Comprehensive and Overmonnow Primary School being within walking distance of the house. There are 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 an open plan **Hallway** with a deep storage cupboard to one side, the space is light and opens into the **Kitchen / Breakfast Room** which offers plentiful light with dual aspect windows to the rear and side. The Kitchen is fitted with storage units with a sink and drainer beneath the rear window, which over looks the rear garden with a doorway leading out to the garden. Beneath the staircase is an open alcove / pantry area providing great storage space. The **Sitting Room** to the front of the house is of good proportions with a large window providing lots of light and a chimney breast at one end housing a gas fire with surround. To either side of the chimney breast is shelving and storage.

The first floor and landing area provides a loft access hatch to the ceiling. The **Master Bedroom** is vast in size with a large window to the front and pleasant outlook. There is extensive storage at one end and wardrobe space. The **Second Bedroom** is large and rear facing with another large window. The Modern **Family Bathroom** is well appointed with quality fixtures and fittings and contemporary tiled splashbacks. There is a bath with shower over, low flush lavatory and a wash hand basin.

OUTSIDE

Standing on a generous level plot with a pleasant lawned garden to the front, and shrubs to the borders there is plentiful driveway parking and a bloc paved driveway.

There is a **Detached Garage** measuring 18'4 x 9'10 to the rear and double doors to the front. There is electricity to the garage with a side pedestrian door and solar panels on the roof. The garden is laid to lawn with fences to the perimeter and the benefit of the sun throughout the day.

GENERAL

All Mains Services
Gas Central Heating

LOCAL AUTHORITY

Monmouthshire County Council

EPC

Band C

VIEWING

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

GUIDE PRICE

£290,000

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.







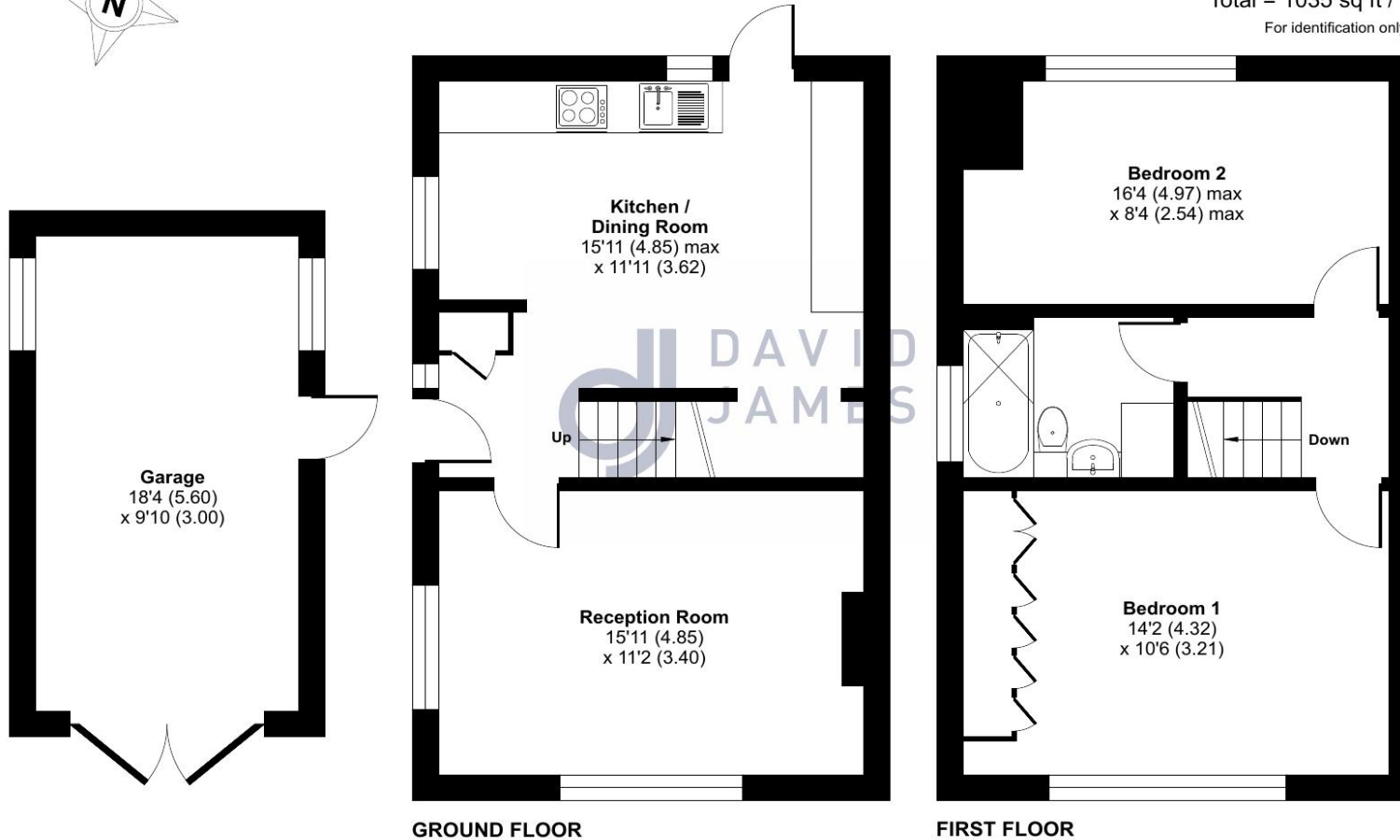
Fitzroy Close, Monmouth, NP25

Approximate Area = 854 sq ft / 79.3 sq m

Garage = 181 sq ft / 16.8 sq m

Total = 1035 sq ft / 96.1 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: 1472197