



ROYAL GEORGE COACH HOUSE  
Monk Street, Monmouth, Monmouthshire NP25 3LR

DJ&P  
NEWLAND RENNIE

RESIDENTIAL



# ROYAL GEORGE COACH HOUSE

Monk Street, Monmouth NP25 3LR

- Converted Former Coach House
- Allocated Parking Space
- Spacious Living Room
- Traditionally Styled Modern Fitted Kitchen
- 2 Bedrooms
- First Floor Bathroom
- Gas Central Heating To Radiators
- Central Location Close To The Town Centre
- A Truly Charming Character Property
- Ideal For Rental or Airbnb

**GUIDE PRICE**  
**£200,000**

87 Monnow Street, Monmouth  
Monmouthshire, NP25 3EW  
monmouth@newlandrennie.com  
Tel 01600 712916  
www.newlandrennie.com

## DESCRIPTION

A beautifully presented former coach house situated in a central location close to the town centre with allocated parking space.

## ACCOMMODATION

### ENTRANCE HALL

Entered from the front via a solid timber door with letterbox and incorporating a built in cupboard housing water meter and electricity consumer unit, large inset door mat, open plan to:-

### LIVING ROOM

Wood flooring staircase to first floor with storage alcove beneath, two radiators, telephone point, tall timber casement sash window to the front with fitted venetian blind, small galleried area from bedroom one.

### KITCHEN

Neatly fitted with a range of traditionally styled base and wall units incorporating drawers and cupboards, fitted worktop with tiled splashbacks, integrated stainless steel electric oven and four ring gas hob with stainless steel cooker hood over, integrated washing machine with décor panel, space for upright fridge/freezer, wine rack, linoleum flooring.

### LANDING

Incorporating the staircase from the ground floor and a built in linen cupboard with radiator, timber casement sash window to the side, wall mounted central heating thermostat.

### BATHROOM

Fitted with a modern white suite with chrome fittings and complimentary tiling around the sanitary ware, panelled bath with chrome thermostatic shower unit over, close couple WC with dual flush cistern, wall mounted wash hand basin, white ladder style radiator, cupboard housing a Valliant wall mounted gas fired combination boiler.

### BEDROOM ONE

Incorporating a small galleried area with carved timber balustrade, double glazed velux window, radiator, loft hatch.

### BEDROOM TWO

Radiator, double glazed velux roof window.

## OUTSIDE

Access to a private parking space adjoining the property via an access controlled security barrier to the rear of Lancaster House off Dixton Road.

## TENURE

We are informed the property is Freehold. Intended purchasers should make their own enquiries via their solicitors.

## SERVICES

All mains services are connected.

**COUNCIL TAX BAND : D MONMOUTHSHIRE COUNTY BOROUGH COUNCIL**

**EPC RATING : D**

## VIEWING

Strictly by appointment with the Agents: DJ&P Newland Rennie. Tel: 01600 712916

## DIRECTIONS

From the traffic lights at the junction of Hereford Road and Dixton Road, continue out of town along Dixton Road for a short distance and turn almost immediately right into the security barrier controlled car park of Lancaster. Pass the flats on your right and the parking space to the Coach House will be seen directly in front of you next to the property.

Please note that for viewings park on Monk Street and walk alongside the Royal George Building and the Coach House will be seen directly in front of you.

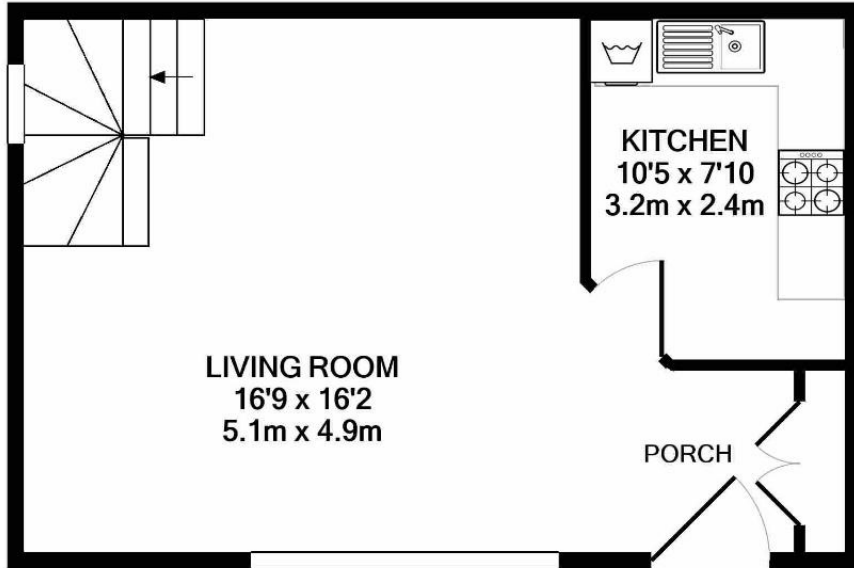
## PLANS AND PARTICULARS

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. LIG0822 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 DJ&P Newland Rennie or the vendor or his solicitor.

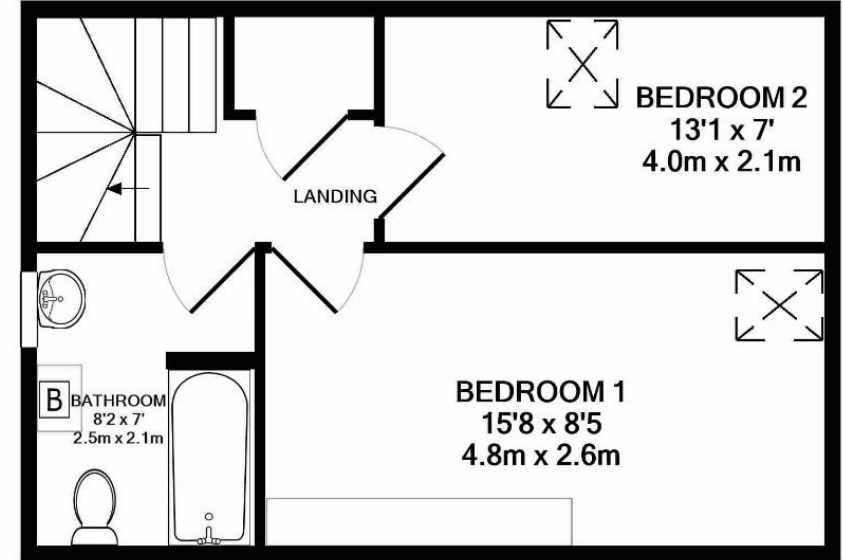
## WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

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.





GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2020