



Trevethin

New Dixon Road, Monmouth, Monmouthshire, NP25 3PR



COUNTRY & CLASSIC

Trevethin

Detached Five Double Bedroom Georgian Town House with One Bedroom Annexe. Immaculately Presented Inside & Out Emphasising the Wealth of Original Features. Beautiful Landscaped Garden with Greenhouse & Summer House. Coach House Providing Garaging/Workshop/Gym. Private Parking. Situated in an Elevated Position with Views to The Kymin. Walking Distance to Monmouth

THE PROPERTY

- Elegant Wide Entrance Hall with Cornicing & Tiled Floor
- Sitting Room with Large Sash Windows, Solid Oak Floor, Bespoke Fireplace with Woodburner. Original Cornicing
- Light Open Plan Double Length Kitchen/Dining/Sitting Room with Oak Floor & Attractive Original Cornicing. Bespoke Fully Fitted Kitchen with Granite Worktops. Gas Fired Aga, Double Sink & Moveable Central Island. Box Bay Window with French Door to Terrace & Garden. Sitting Area with Large Sash Window, Fireplace & Woodburner
- Dining Room with Double Aspect Sash Windows
- Rear Hallway Fully Fitted Pantry & Original Butlers Cupboard, Door to Cellar
- Large Utility Room – Fully Fitted with Sink & Back Door
- Fully Fitted Boot Room with Back Door to Rear Terrace
- Main Bedroom with Views to The Kymin, Ensuite Bathroom
- Three Further Double Bedrooms, Two with Ensuite Showers
- Family Shower Room with Separate Toilet Opposite
- Two Versatile Attic Rooms leading to further Attic Space

THE ANNEXE

- Good Sized Sitting Room with Separate External Access
- Double Bedroom with Sash Window
- Shower Room with Velux Window
- Fitted Kitchen with Induction Hob

THE SITUATION

- Situated in an Elevated Position Set Back from the Road within Easy Walking of Monmouth Town Centre with Easy Access to A40 and Motorway Network
- 18 Miles to Abergavenny, 20 Miles to Hereford
- 50 Mins to Cardiff & Bristol

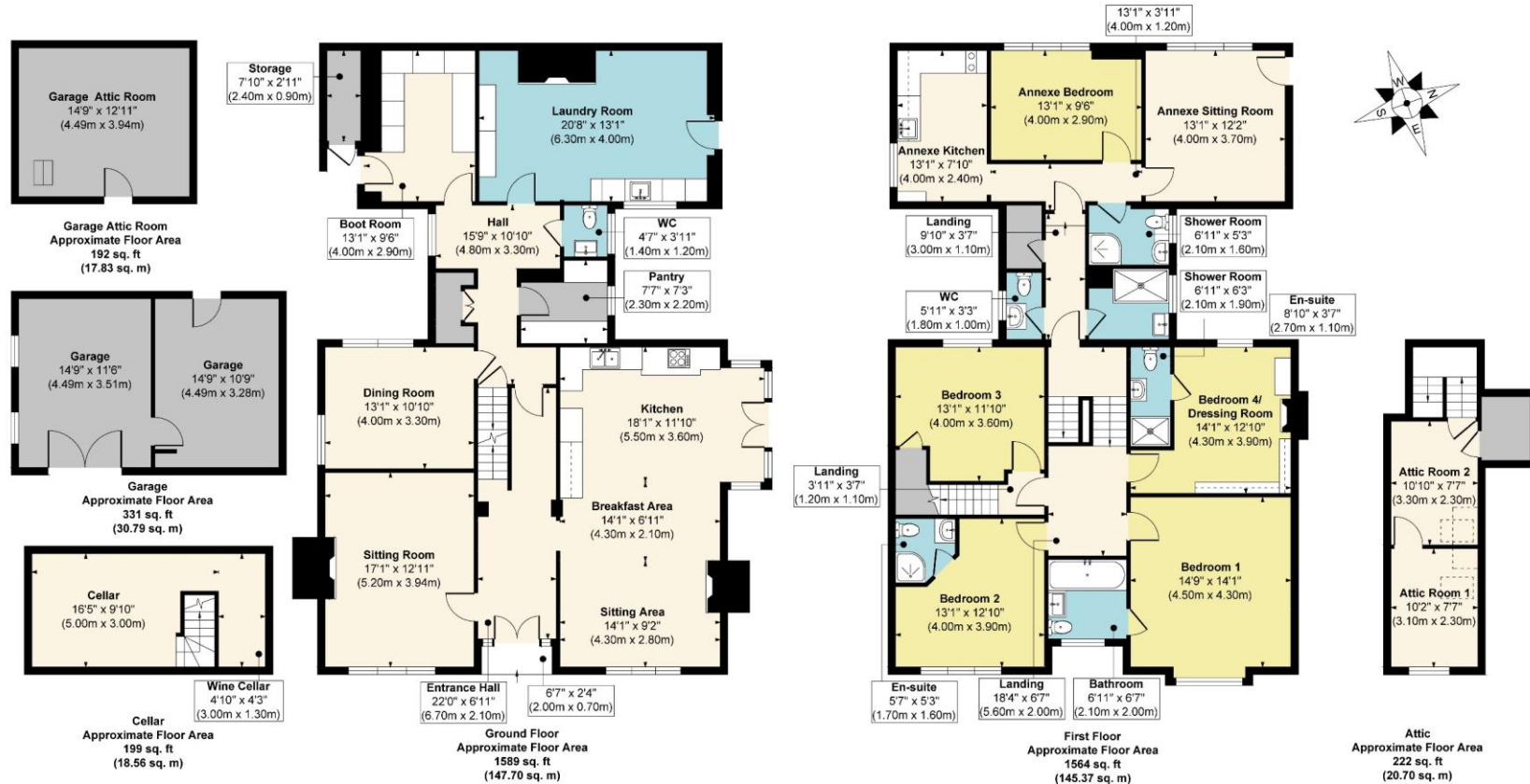




FLOOR PLANS

Total Approx. Floor Area 4097 Sq. Ft. (380.95 Sq. M.)

Trevethin, New Dixton Road, Monmouth, NP25 3PR



Approx. Gross Internal Floor Area
Main House = 3574 sq. ft / 332.33 sq. m
Garage = 523 sq. ft / 48.62 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY. MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Country & Classic Properties wish to advise prospective purchasers that we have NOT checked the services or appliances. The sales particulars have been prepared as a guide only. Any floor plan or map is for illustrative purposes only. Country & Classic Properties, for themselves and for the vendors or lessors of this property whose agents they are, give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Country & Classic Properties has any authority to make or give any representation of warranty in relation to this property. C1185





THE OUTSIDE

- Elegant Georgian Wrought Iron Veranda
- Original Coach House with Hayloft Above – Offering Garaging/Workshop/Gym Space
- Covered Storage Area with Outside Double Belfast Sink
- Landscaped Garden with Lawned Area & Attractive Rockery Border
- Attractive Terrace with Summer House for Outdoor Entertaining
- Further Terracing & New Robinsons Aluminium Greenhouse with
- Wooded Area with Garden Shed
- Large Gravelled Driveway with Plenty of Parking

PRACTICALITIES

- Council Tax Band– H– Monmouthshire District Council
- Mains Electricity & Water & Drainage
- Mains Gas Central Heating
- Full Fibre Broadband
- EPC D

DIRECTIONS

What 3 Words: wedge.verb.sapping

NP25 3PR From A40 heading west, at the roundabout turn right towards the town centre, onto Dixon Road, passing the school on the left hand side. The entrance to the property is shortly on the right hand side, one house before the Dixon Close turning

VIEWING ARRANGEMENTS

Strictly by appointment with the agents.


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