

# 10 Glendower Street Monmouth



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## Glendower Street, Monmouth

Set in the heart of town this elegant, spacious 5-bed Grade II Listed Town House has been tastefully restored and upgraded. Offering spacious accommodation over three floors with an extensive level garden enjoying views towards St Mary's Church. Private off-road parking for multiple vehicles and a large outbuilding suitable for conversion subject to the necessary planning permissions.

### Asking price of £670,000 Freehold

Traditional construction with painted rendered exterior with inset mainly wooden framed windows and doors set under a pitched tiled roof. Features include moulded skirting boards and architraves, exposed ceiling beams, feature fireplaces, ledged and braced doors with Suffolk latches, low voltage downlighters and a combination of engineered oak, slate and stone flooring. A gas fired central heating boiler domestic hot water and heating radiators throughout with underfloor heating to the kitchen and dining room.

**The main entrance is through the covered porch with hardwood panelled front door into:**

**LOBBY: 1.44m x 1.38m (4'9" x 4'6")**

Victoriana style ceramic tiled floor. Porthole internal window. Door into:

**DINING ROOM: 5.41m x 3.94m (17'9" x 12'11")**

Window to front and two windows to side. Turning staircase with decorative wrought iron balustrading and matching handrail. Ornate metal fireplace with open grate. Recess with display shelving and downlighter. Under floor heating. French doors into:

**SITTING ROOM: 5.43m x 6.07m (17'10" x 19'11")**

An impressively proportioned principal reception room with two windows to front and bay window with seat. Part glazed door to back accessing courtyard and gardens. Feature inglenook fireplace housing wood burner set on a slate hearth with oak mantel over. Integrated store cupboard concealing electrics and consumer unit. Tall contemporary style radiator.

**From dining room opening into:**

**KITCHEN/BREAKFAST ROOM: 4.54m reducing to 4.08m (14'11" x 13'5") x 3.54m (11'7") plus recess**

Glazed viewing panel at high level. Laminate worktops with uprights along two walls with inset sink and four ring induction hob with stainless steel extraction hood over. A range of retro gloss cupboards and drawers set under with space and plumbing for dishwasher. Matching wall mounted cabinets and tall unit housing oven and grill. Electric under floor heating. Door into:

**CLOAK ROOM:**

Frosted window to side. White suite comprising corner WC and pedestal wash basin. Extraction fan at high level.

**BOOT ROOM: 1.78m x 2.27m (5'10" x 7'5")**

External part glazed door to side. Opening and steps down to:

**CELLAR SNUG/TV ROOM: 3.82m x 2.87m (12'6" x 9'5")**

Vaulted arched ceiling. Power and light.

**From the Dining Room staircase up to:****FIRST FLOOR LANDING:**

Turning staircase with decorative wrought iron balustrading and matching handrail up to second floor landing. Doors into the following:

**FAMILY SHOWER ROOM:**

Window to back. A white suite comprising a low-level WC, pedestal wash basin and double width shower enclosure with mixer valve, rain shower head and separate handheld attachment on adjustable chrome rail. Tiling to all walls. Chrome ladder style radiator.

**MAIN BEDROOM: 3.16m x 4.41m (10'4" x 14'6")**

Two windows to front with townscape views. exposed wooden floorboards. Door into:

**EN SUITE SHOWER ROOM:**

Window to front. A contemporary suite comprising a low-level WC, pedestal wash basin with slate splashback and corner shower enclosure with head on adjustable chrome rail.

**BEDROOM TWO: 3.80m x 5.43m (12'6" x 17'10")**

Dual aspect windows to front and side. Two integrated wardrobes with hanging rail and shelving and a recessed cupboard with storage.

From first floor landing up stairs to:

**SECOND FLOOR LANDING:**

Dormer window to back with garden views. Doors into the following.

**BEDROOM THREE: 5.00m x 3.59m (16'5" x 11'9")**

Vaulted ceiling with window to front. Built in wardrobe with storage.

**BEDROOM FIVE: 2.67m x 2.99m (8'9" x 9'10")**

Vaulted ceiling with window to front.

**BEDROOM FOUR: 3.91m x 4.74m (12'10" x 15'7")**

Vaulted ceiling with window to front.

**OUTSIDE:**

The property is approached both from the high street and Glendower car park, via a pair of wooden gates accessing an extensive keyblock driveway with parking for multiple vehicles. A meandering gravelled pathway leads to a well-maintained shaped lawn area complemented by well stocked herbaceous borders and interspaced mature trees. **OUTBUILDING/WORKSHOP: 9.66m x 7.83m (31'8" x 25'8") (Max)**. Brick and timber framed construction with corrugated zinc sides and roof with windows to three sides. Power and lighting. May be suitable for conversion subject to the necessary planning and listing building consents. Steps descend down to a paved terrace which adjoins the kitchen and provides access to: **STONE OUTBUILDING: 4.78m x 2.62m (15'8" x 8'7")**: Space and plumbing for washing machine/tumble dryer. Wall mounted gas boiler. A range of fitted shelving.

**SERVICES:**

Mains electricity, gas, water and drainage. Gas fired central heating. Council Tax Band G. EPC rating D.

**DIRECTIONS:**

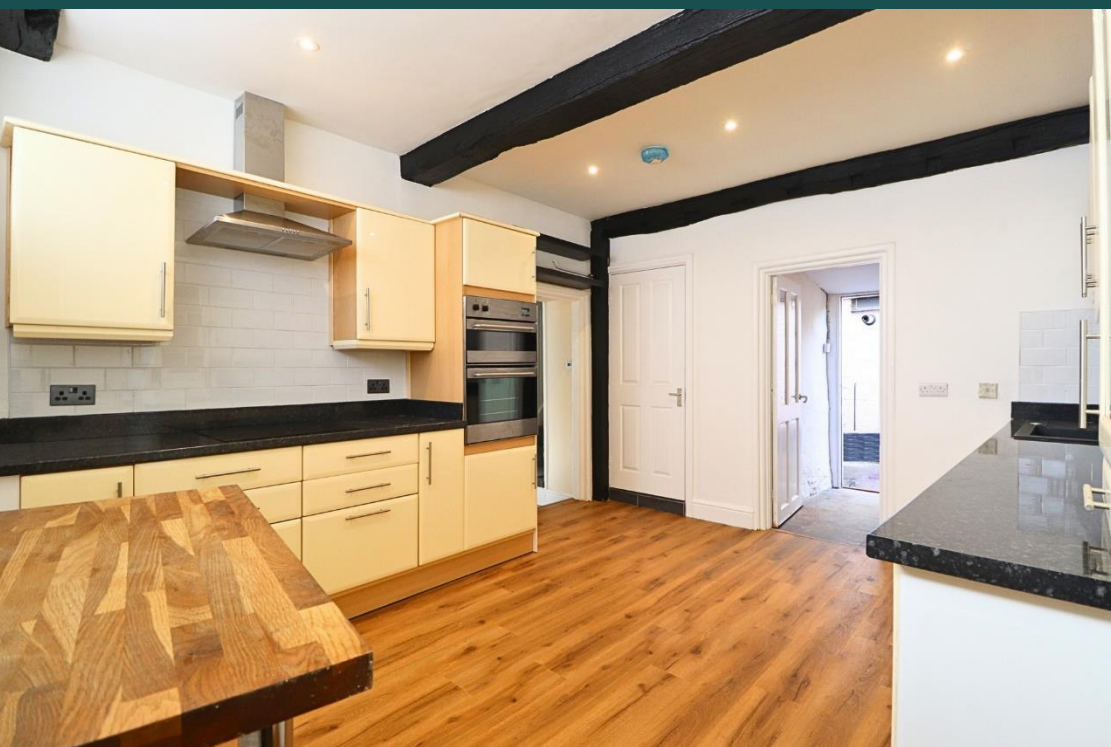
From our office in Agincourt Square if walking, proceed past the Punch House onto the cobbled square and through the Beaufort Arms Court and back out onto Agincourt Road. Turn left at the 'T' junction and the property will be found a short distance along on the left-hand side.

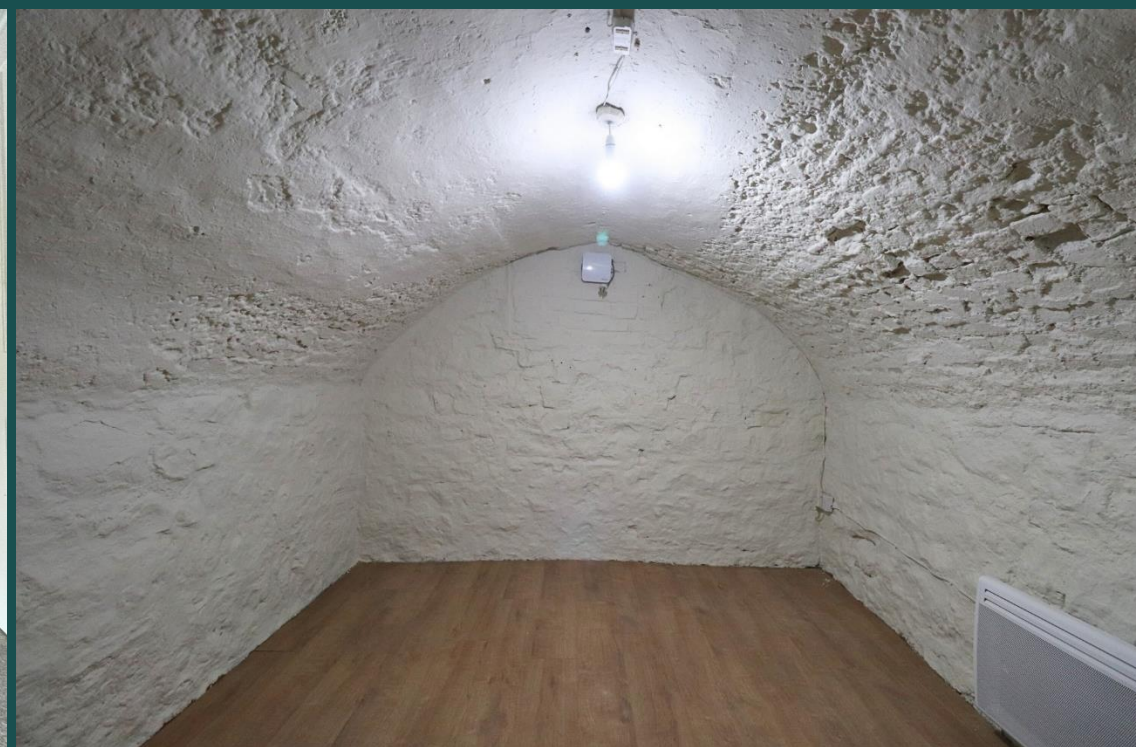
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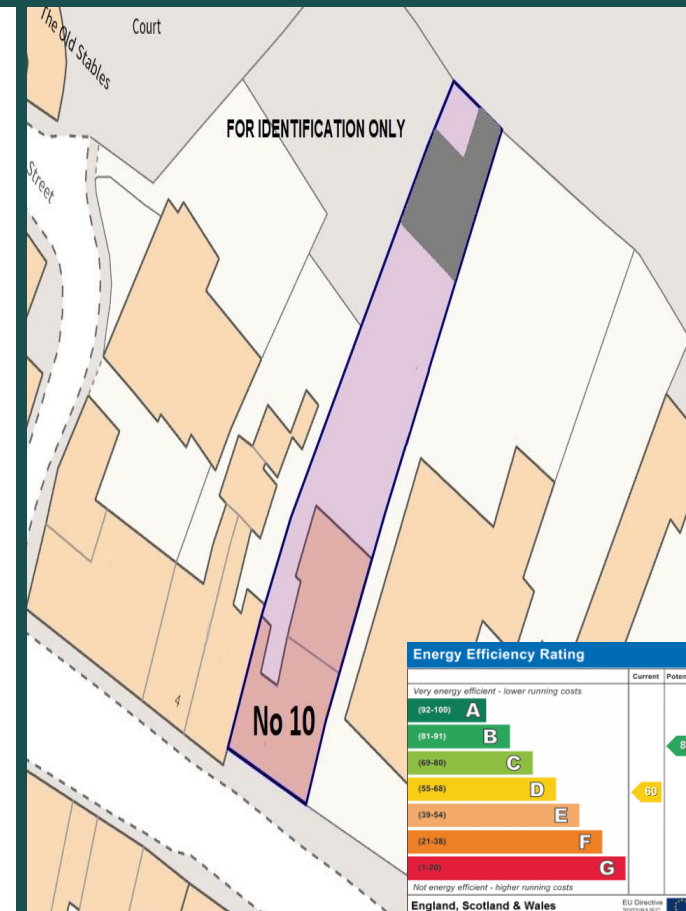
**Roscoe Rogers & Knight would like to draw your attention to the following notes:**

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.









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