

# 15a Monkswell Road Monmouth



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This 3/4-bedroom detached dormer bungalow is a true hidden gem nestled in a quiet, tucked-away location just a level walk from the town centre and its wealth of amenities. Offering versatile accommodation across two spacious floors, the property is ideal for those seeking ground-floor sleeping quarters and an accessible shower room. It also boasts a private lawned garden, off-road parking for 3 / 4 vehicles and attached carport.

**Asking price of £525,000 Freehold**

Traditionally constructed with a part wooden cladded exterior with inset double glazed uPVC windows and door set under a concrete profiled tiled roof. Internal features include moulded skirting boards and architraves, low voltage downlighters, wooden and part glazed doors and a combination of carpeted and tiled flooring. A gas fired boiler provides domestic hot water and heating to radiators throughout.

**The main entrance to the property is from the driveway and through a wooden panelled door with viewing panel into:**

**ENTRANCE HALLWAY: 1.20m x 2.04m (3'11" x 6'8")**

Opening into:

**INNER HALLWAY:**

"T-shaped." Staircase with handrail and full height wooden balustrading up to the first-floor landing. Doors into following.

**SHOWER ROOM:**

Frosted window to side. Designed for accessibility the suite comprises a low-level WC, vanity unit with inset wash basin and a fully tiled shower enclosure with seat, mixer valve and shower head over with head on adjustable chrome rail.

**UTILITY ROOM: 1.63m x 2.00m (5'4" x 6'7")**

Window to side. Laminate worktop along one wall with inset stainless-steel sink and cupboard set under. Wall mounted main gas Worcester boiler. Roof access hatch. Consumer unit at high level.

**BEDROOM/STUDY: 3.47m x 3.95m (11'5" x 12'12")**

An incredibly bright room with dual aspect windows to back and side enjoying pretty garden views.

**KITCHEN/BREAKFAST ROOM: 3.32m x 2.93m (10'11" x 9'7")**

Picture window to front. "L-shaped" laminate work top with tiled splashback surrounds and inset one and half bowl stainless steel sink and side drainer. Electric cooker with four ring hob and concealed circulating fan above. A range of wooden panelled cupboards and drawers set under. Complementary wall mounted cabinets and recess with space for fridge/freezer.

**DINING ROOM: DINING ROOM: 3.94m x 3.15m (12'11" x 10'4")**

Picture window to front. A pair of part glazed wooden doors into:

**LIVING ROOM: 4.09m x 4.48m (13'5" x 14'8")**

A bright principal reception room with picture window to back enjoying views of the garden. A feature fireplace with a stylish surround housing a modern electric open-grate fire. Shelved recess to the side with cabinet set under. uPVC door with matching side panel into:

**GARDEN ROOM: 2.51m x 3.48m (8'3" x 11'5")**

Glazed to two sides with a uPVC door to front leading out to the carport and garden.

From entrance hallway, up stairs with wooden handrail to:

**FIRST FLOOR LANDING:**

Door into airing cupboard with wooden slatted shelving and water cylinder. Roof access hatch (part boarded). Doors into the following.

**BEDROOM THREE: 5.00m x 2.09m (16'5" x 6'10")**

Vaulted ceiling with skylight to back and frosted window to side. Integrated cupboards with shelving and ample storage. Under eaves storage.

**BEDROOM ONE: 5.85m x 2.90m (19'2" x 9'6")**

A generously sized principal bedroom with dual aspect windows enjoying townscape and garden views. Arched recess into dressing area with integrated wardrobes along one wall.

**FAMILY BATHROOM:**

Frosted window to front. Suite comprising a low-level WC, pedestal wash basin and corner panelled bath with screen and shower head over adjustable chrome rail. Tiling to all walls.

**BEDROOM TWO: 3.91m x 2.74m (12'10" x 8'12")**

Vaulted ceiling with picture window to front and frosted window to side with pretty townscape views. Vanity unit with inset wash basin and tiled splashback. Integrated linen cupboard with shelving and wardrobe with hanging rail, shelving and storage.

**OUTSIDE:**

Situated just off Monkswell Road, the property is set behind a stone wall that opens onto a spacious tarmac parking area, offering ample space for multiple vehicles and access to the adjoining carport. The garden has been well-maintained and thoughtfully designed with a flat shaped lawned area set to one side surrounded by well stocked herbaceous borders. Adjoining the garden room is a paved sun terrace and seating area which enjoys excellent levels of privacy. A handy stone outbuilding sits in the corner, ideal for storing garden tools and equipment. A stone wall wraps around the perimeter of the property with steps leading to a series of beautifully elevated flower beds bursting with colour and texture.

**SERVICES:**

Mains gas, electric, water and drainage. Council Tax Band F. EPC Rating D.

**DIRECTIONS:**

From our office in Agincourt Square, head along Priory Street and turn left at the traffic lights onto Hereford Road. Shortly after passing the left turn for Osbaston, turn right into Monkswell Road. Then take the next left, and you'll find 15a on the right-hand side.

**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.









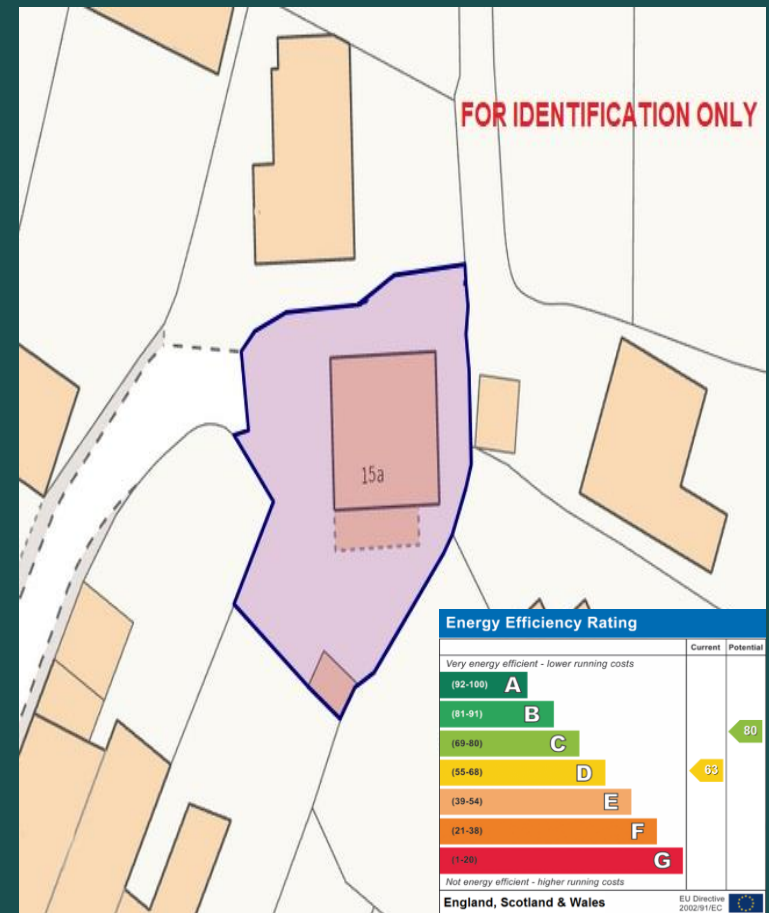


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