



MONMOUTH

Guide price **£285,000**



14 GLENDOWER STREET

Monmouthshire NP25 3DG



Semi detached three bedroom property
Close to Town Centre
Private courtyard & shared lawned garden

Located in the heart of Monmouth Town, this characterful property is a stone's throw from the bustling high street and local amenities, including food stores such as Marks & Spencer and Waitrose, a pharmacy and independent cafes and restaurants.

Monmouth also benefits from fantastic schooling, catering to all ages. With accessible road links to the A40, the property allows for easy commuting to neighbouring towns and cities, while bordering the Wye Valley, outdoor pursuits and countryside walks can be enjoyed, creating a wonderful balance between town and countryside living.



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KEY FEATURES

- Character property
- Three bedrooms
- Family bathroom
- Immaculately presented
- Courtyard & garden
- No onward chain



STEP INSIDE



Welcomed into the living room, the property is well-presented and oozes character and charm.

The decor is a tasteful combination of traditional and modern, with bright neutrals used throughout complimented by the warmth of original wood flooring and an exposed stone fireplace to the living room.

Moving through to the dining room, high ceilings add an element of surprise, making this room a fantastic space for family living and entertaining.

The sense of scale is continued through to the kitchen at the rear, which benefits from extensive wall and base units and high ceilings that allow natural light to flow into this functional space.

A six-ring gas hob and oven is the centre piece of the kitchen, with further space for free-standing appliances.

Approximate Gross Internal Area 89 Sq M/958 Sq Ft



Ground Floor

First Floor

Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

To the first floor, the principal bedroom can be found, which is a comfortable double with fitted storage and a feature fireplace.

There is a family bathroom from the landing, with a roll top bath suite and separate corner shower unit.

On the second floor, the two further double bedrooms can be found, both enjoying vaulted ceilings with exposed beams.

The second bedroom similarly enjoys a fitted wardrobe, offering ample storage space.

STEP OUTSIDE



From the kitchen, a cobbled courtyard provides an idyllic space for alfresco dining, along with a useful outbuilding for garden storage.

Beyond, there is a shared, extensive lawned garden with mature trees and shrubs, wonderful for children to play.

INFORMATION

Postcode: NP25 3DG

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

From our Monmouth office turn left onto Agincourt Street and then take a left onto Glendower Street. The property will shortly be on your left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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