



# MONMOUTH

Guide price **£455,000**





# 30 KINGSWOOD ROAD

Monmouth, Monmouthshire NP25 5BX



Four-bedroom detached family home  
Sought after estate location  
Well landscaped rear garden

Located on a popular development just outside Monmouth, this property is in a superb position within short distance to local amenities. The charming market Town of Monmouth is steeped in history, with well-regarded schooling, bespoke shops, cafes, and restaurants as well as retailers such as Marks & Spencer and Waitrose.

Well-connected to the A40, the property allows for easy commuting with fantastic road links, yet is perfectly situated for rural living, with picturesque countryside surrounding and scenic walks.





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### KEY FEATURES

- Four-bedroom detached family home
- Well-presented throughout
- Kitchen/breakfast room
- Two reception rooms & conservatory
- Landscaped rear garden
- Garage and driveway





# STEP INSIDE

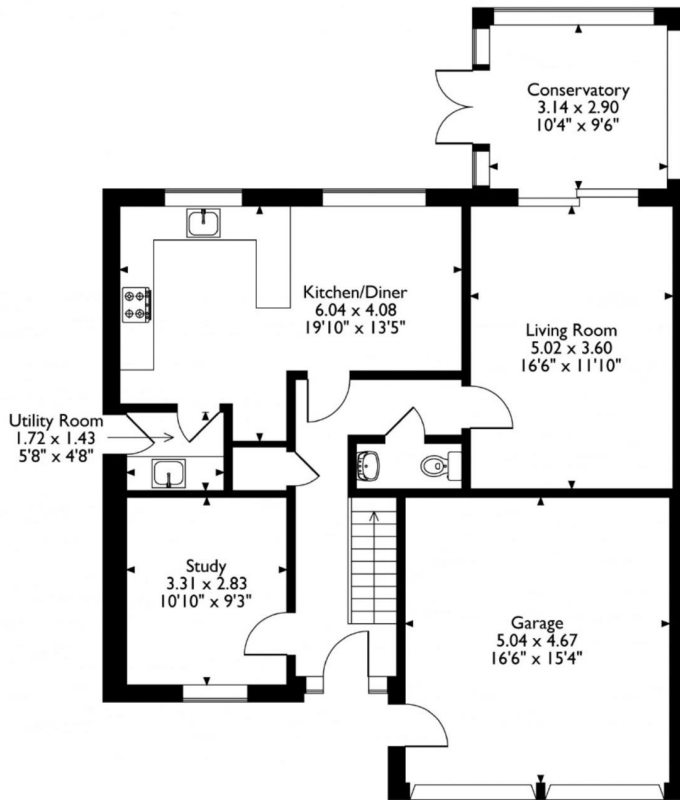


As you enter the property, you are greeted by a large L-shaped hallway giving access to all ground floor accommodation and stairs to the first floor. The ground floor features two generous reception rooms. The first could be used as a snug, generous study or play room.

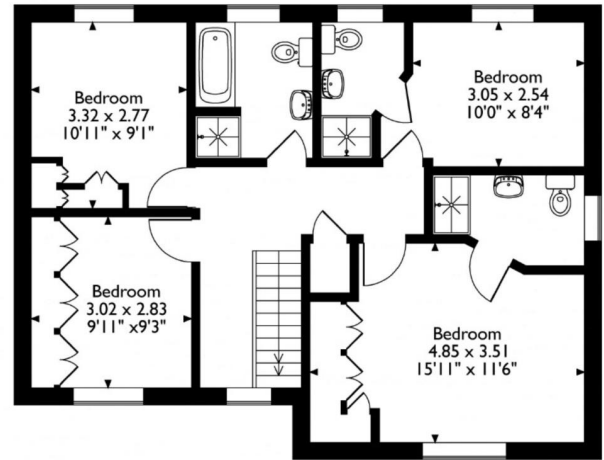
The living room is a great size and has a feature log burner with access off to the conservatory. There is a large kitchen/breakfast room with ample space for a dining table and chairs, perfect for entertaining with family and friends.

The kitchen is well equipped with wood effect wall and base units, five ring gas hob, integrated dishwasher and double oven. There is also access into the useful utility room with space for white goods appliances, plumbing for washing machine and side access to the garden. Completing the ground floor is a convenient cloakroom.

Approximate Gross Internal Area  
 Main House = 143 Sq M/1539 Sq Ft  
 Garage = 24 Sq M/258 Sq Ft  
 Total = 167 Sq M/1797 Sq Ft



**Ground Floor**



**First 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 spacious landing gives access to four double bedrooms, three of which benefitting from fitted wardrobes.

Finally, there is a four-piece family bathroom completing this spacious family home.

The principal and bedroom two also have en-suite facilities.



# STEP OUTSIDE



To the front of the property, there is driveway parking for several vehicles and access into the double garage.

The rear garden is well landscaped and is enclosed by panelled fencing with two side gate access points. There is a patio area as well as an area laid to well-manicured lawn.

## INFORMATION

Postcode: NP25 5BX

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Mains

EPC: TBC







## DIRECTIONS

From our Monmouth office, proceed down Monnow Street and follow the road around left onto Blestium Street. At the roundabout, take the second exit over the bridge and at the traffic lights turn right onto Cinderhill Street. Take the first exit over the first roundabout and at the next roundabout, take the second exit. At the roundabout, take the second exit onto Rockfield Road and then take the first exit at the next roundabout. Continue along Kingswood Road where number 30 can be found before the turning for St. Vincents Drive on the right-hand side.





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