



MONMOUTH

Guide price **£425,000**



36 KINGSWOOD ROAD

Monmouth, Monmouthshire NP25 5BX



Popular location
Four-bedroom family home
Corner plot

Located on a popular development from Rockfield Road, this family home is just a short walk from Monmouth town centre in a superb position.

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

- Detached four-bedroom family home
- Off street parking for approx. four vehicles
- Wrap around private gardens
- Modern kitchen/breakfast room
- Detached garage
- Sought after location



STEP INSIDE

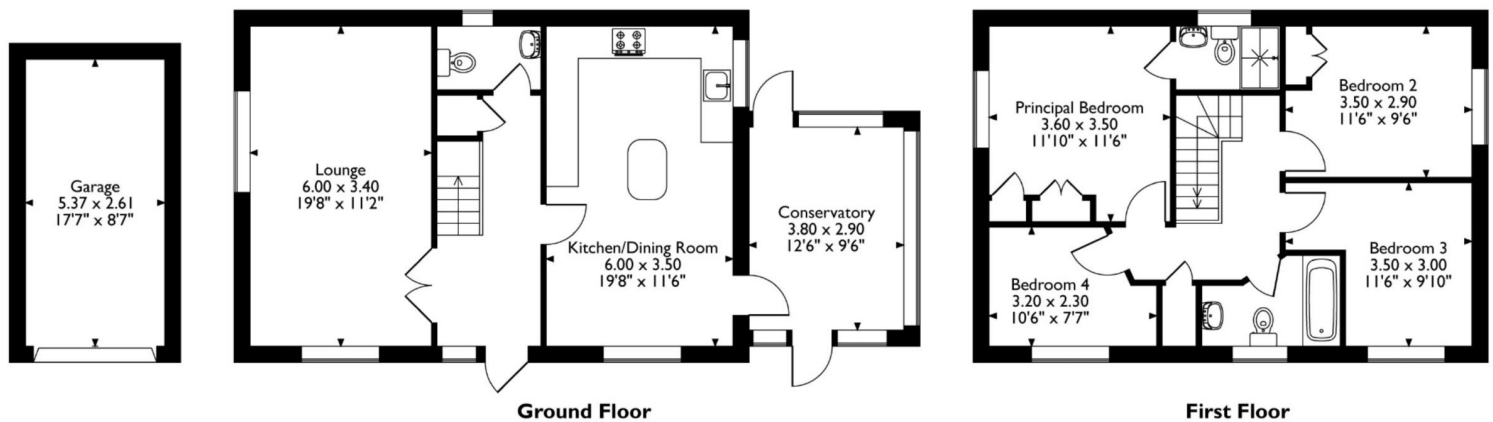


As you enter the property you are greeted by a spacious hallway with wood effect laminate flooring, stairs leading to the first floor, down stairs cloakroom, double glass doors opening to the lounge and ½ glazed doors leads to the modern kitchen/breakfast room. The generous lounge offers lots of space with windows to both front and side aspects.

The modern spacious kitchen breakfast room adds a real wow factor to this lovely home with an opening into a conservatory. There is a wide range of wall and base units along with a feature central island with cupboards beneath.

Integrated appliances include a double oven, fridge/freezer, automatic washing machine. Wood effect laminate flooring and windows over looking both the front and rear garden. Double doors lead to the conservatory, with surrounding windows and two sets of single doors opening to the garden.

Approximate Gross Internal Area
 Main House = 120 Sq M/1291 Sq Ft
 Garage = 14 Sq M/151 Sq Ft
 Total = 134 Sq M/1442 Sq Ft



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.

The landing gives access to the four bedrooms and family bathroom. The principal bedroom benefits from a good range of fitted wardrobes as well as an en-suite shower room.

The family bathroom has laminate flooring, pedestal wash hand basin, W.C. And a panel bath with mixer taps.

STEP OUTSIDE



The property is situated in a private wrap around plot with driveway and off-street parking for approximately four vehicles. The driveway leads to a single detached garage with power and light and boarded loft space. There is a pathway close by that leads to the Offa's Dyke path.

The private rear garden is mainly enclosed by brick walling. Mainly laid to lawn with planted borders, patio area with outside power points close by, area laid to Cotswold stone chippings with a useful storage shed.

INFORMATION

Postcode: NP25 5BX

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

From our office in Agincourt Square, proceed down Monnow Street bearing left at the end onto Blestium Street. At the roundabout take the second exit and proceed over the bridge. At the traffic lights, take a right-hand turn onto Cinderhill Street and take the first exit at the roundabout onto Drybridge Street. At the next roundabout, take the second exit onto Rockfield Road then at the next roundabout take the first exit onto Watery Lane. Follow the road and number 36 Kingswood Road can be found on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		85
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(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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