



# MONMOUTH

Guide price **£430,000**



# ROSARYHADNOCK ROAD

Hadnock Road, Monmouth, Monmouthshire NP25 3NG



Detached dormer bungalow  
Four bedrooms  
Double garage

This deceptively large four-bedroom detached dormer bungalow is set in a large plot with lots of off-street parking, as well as a double garage and is within a short distance of Monmouth town. There are several tranquil woodland walks and cycle paths on this property's doorstep which shows the stunning landscape of the River Wye and its expansive valley.

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's and Waitrose. Well connected to the nearby A40 which provides access to the M4 and in turn Cardiff and Bristol.

In the other direction the A40 gives easy access to Ross-on-Wye and the M50/Midlands. Main line railway stations can be found in both Hereford and Abergavenny.



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£430,000



### KEY FEATURES

- Detached dormer bungalow
- Four bedrooms
- Walking distance Monmouth town
- Double garage
- Large driveway with off street parking
- Well connected for travel



# STEP INSIDE



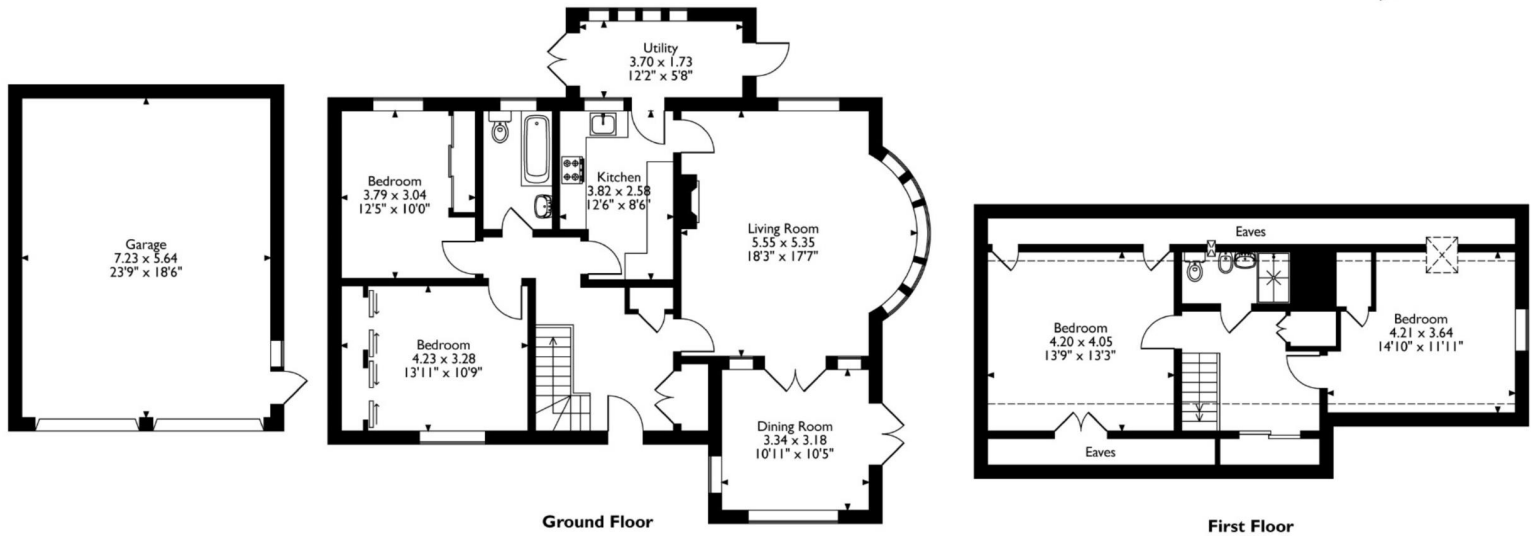
As you enter the property you are greeted by a large entrance hallway with stairs off to the first floor. There is a large double storage cupboard ideal for hanging coats and plentiful storage space, there is a further shelved storage cupboard, doors lead to the lounge, kitchen, principal bedroom, bedroom two as well as the family bathroom.

The lounge is a light and airy room with window overlooking the rear garden as well as a feature bay window to the side with window seat beneath. Original parquet flooring, a multi fuel burner with tiled hearth and surround and a wooden mantel, door leads to the kitchen and double-glazed doors open into the dining room.

The dining room is situated at the front of the property with windows to the front and side aspect along with French doors to a large private patio area ideal for outside dining.

The kitchen is fitted with a range of wall and base units with roll over work surfaces over, 1 ½ stainless sink unit and drainer, built in oven and four ring gas hob, plumbing for dishwasher, built in under counter fridge and plumbing for washing machine. ½ glazed doors lead to a under cover patio area and the rear garden.

Approximate Gross Internal Area  
 Main House = 150 Sq M/1614 Sq Ft  
 Garage = 41 Sq M/441 Sq Ft  
 Total = 191 Sq M/2055 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 principal bedroom has windows and French doors that lead out to the flat roof of the garage and currently used as an outdoor seating area and is enclosed by wrought iron fencing, there is a good range of fitted mirrored wardrobes.

The second bedroom is also a generous double with window to the rear aspect overlooking the rear garden, fitted mirrored wardrobes.

The family bathroom completes the ground floor and has fully tiled floors and walls wash hand basin, panelled bath with mixer taps and shower head, low flush W.C.

First Floor

The first-floor landing has access to two further double bedrooms and a shower room, storage cupboard with a hanging rail and as well as under eave storage.

# STEP OUTSIDE



The front of the property has a large driveway with off street parking for several vehicles and access to the double garage, there is also a useful storage shed. Low level walling and a feature area laid to Cotswold stones along with an array of planted shrubs and perennial flowers, steps lead up to the front entrance.

The rear garden is of generous size and is well established with steps up to various seating areas along with beautifully planted rockery and borders. There is a greenhouse and a wooden storage shed. Views towards Monmouth town and distant hilltops beyond.

Interestingly, the land Rosary is on, was first sold in 1901 by the Duke & Duchess of Beaufort. The original property was on the roadside and demolished in 1959 to build further back where it now stands.

## INFORMATION

Postcode: NP25 3NG

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Private

EPC: TBC





## DIRECTIONS

From our Monmouth office, proceed on Priory Street and at the traffic lights, continue straight onto Dixon Road. At the roundabout take the third exit onto the dual carriageway. At the traffic lights, turn left onto the Wye bridge. At the roundabout, take the first exit past Lidl. At the next roundabout, turn left onto Hadnock Road and the property will be found a short distance along on the right.



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