



# MONMOUTH

Offers over **£300,000**



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# 59 WONASTOW ROAD

Monmouth, Monmouthshire NP25 5DG



Four-bedroom semi-detached family home  
Close to local amenities  
Garage and driveway parking

Located on the edge of Monmouth town, 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 semi-detached home
- Ideal for growing families
- Close proximity to local amenities
- Kitchen/dining room
- Rear garden
- Garage & driveway parking



# STEP INSIDE



As you step inside, you're welcomed by an inviting entrance hallway that leads to the spacious living room and stairs to the first floor.

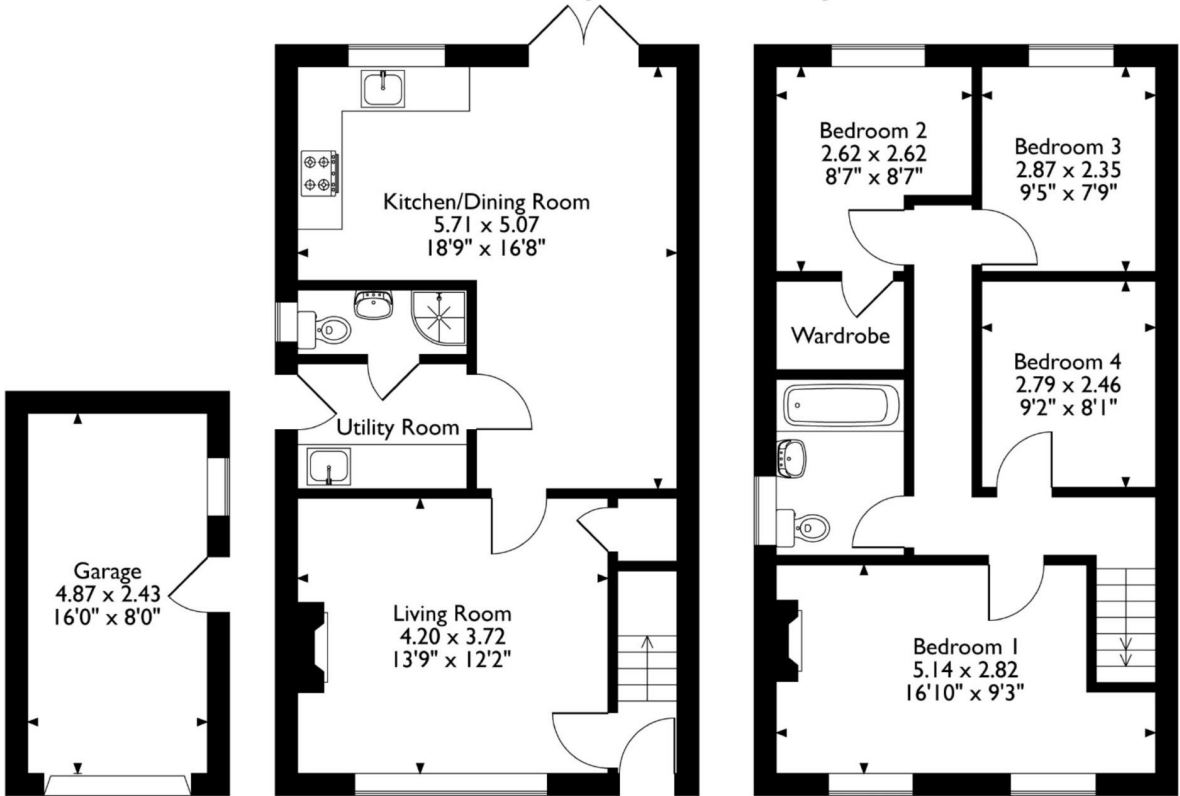
The living room boasts ample space, featuring a large front-facing window, an electric fireplace, and a convenient storage cupboard.

A door leads to the expansive kitchen/dining area, perfect for hosting gatherings with family and friends, complete with French doors opening to the rear garden.

The well-equipped kitchen offers a range of wall and base units, an integrated oven and hob, and space for white goods appliances.



Approximate Gross Internal Area  
Main House = 98 Sq M/1054 Sq Ft  
Garage = 12 Sq M/129 Sq Ft  
Total = 110 Sq M/1183 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.

Accessed from the kitchen/dining area is the practical utility room, providing side access and a doorway leading to the downstairs shower room.

To the first floor, the landing grants access to four generously sized bedrooms and a family bathroom.

Each bedroom offers comfortable proportions, catering well to the needs of a growing family.

Completing the first floor, the family bathroom features a white three-piece suite, adding to the overall appeal of this spacious home.



# STEP OUTSIDE



To the front of the property, there is a paved driveway with parking for several vehicles, front garden area and garage.

The rear garden is a good size and is mainly laid to lawn with a generous patio area and side access into the garage.

## INFORMATION

Postcode: NP25 5DG

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: C







## DIRECTIONS

From the town centre, cross the new Monnow Bridge and turn right at the traffic lights. At the second roundabout turn left into Wonastow Road. Follow the road and veer left where number 59 can be found a short distance along on the left hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		86
B (81-91)		
C (69-80)	73	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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