



MONMOUTH

Guide price **£365,000**



A ARCHER & CO

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To book a viewing call 01600 713030

35 ST THOMAS ROAD

Monmouth, Monmouthshire NP25 5SB



Four-bedroom link detached family home
Level walking distance to Monmouth town
Private and mature garden

This four-bedroom link detached property is in a popular location. The property is within walking distance of the local Co-operative and is less than a mile from the bustling Monmouth town centre.

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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KEY FEATURES

- Link detached four-bedroom family home
- Lovely garden with views
- Two reception rooms
- Well-presented throughout
- Level walking distance to Monmouth town
- Garage and driveway parking



STEP INSIDE



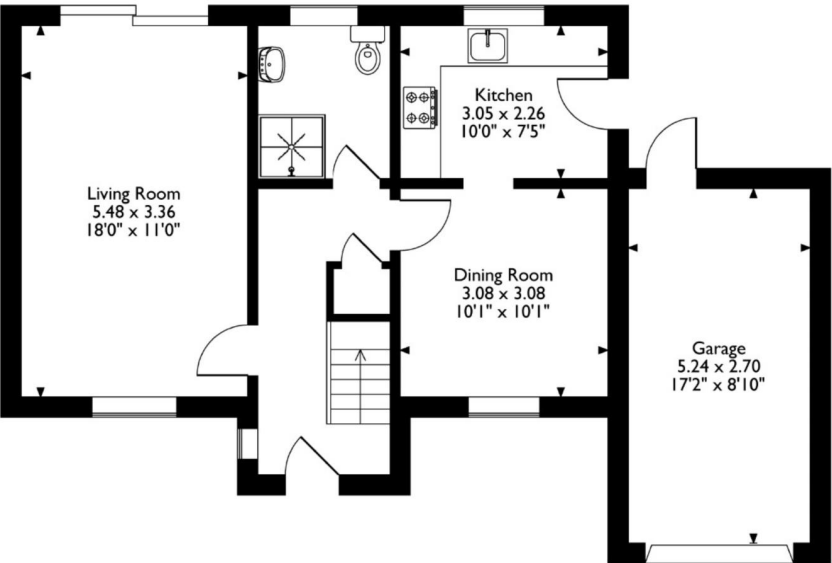
As you step into the property, a welcoming entrance hallway leads you to the lounge, dining room, shower room, kitchen, and stairs to the first floor.

The lounge stands out as a key feature of the home, offering a bright and airy space with dual aspects to both the front and rear. Sliding doors open to the garden, enhancing the sense of space, while a charming log burner adds warmth and cosiness. The modern downstairs shower room is a practical and stylish addition.

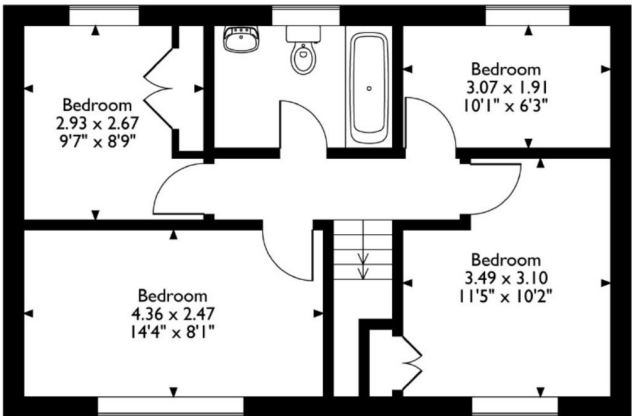
The dining room, with a front-facing window and a large archway connecting to the kitchen, is an ideal spot for entertaining.

The kitchen is equipped with a variety of wall and base units, with a broad window offering lovely views of the beautifully landscaped rear garden and open fields beyond. It also includes plumbing for a dishwasher and washing machine, an integrated oven, a four-ring gas hob, and easy access to the garden.

Approximate Gross Internal Area
Main House = 98 Sq M/1056 Sq Ft
Garage = 14 Sq M/151 Sq Ft
Total = 112 Sq M/1207 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.

Upstairs, you'll find four generously sized bedrooms, two of which feature built-in storage.

The family bathroom completes this charming home, perfect for family living.

STEP OUTSIDE



The front of the property features a neatly lawned garden, along with a garage and driveway parking. The rear garden is beautifully landscaped and meticulously maintained, with a partially covered patio area.

It is primarily laid to lawn, complemented by lovely flower borders. Offering a high level of privacy, the garden backs onto fields and the surrounding countryside beyond.

INFORMATION

Postcode: NP25 5SB

Tenure: Freehold

Tax Band: E

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 take the first left onto St Thomas' Road where number 35 will be found near the end of the road on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			84
(69-80) C		71	
(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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