



MONMOUTH

Guide price **£220,000**



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31 CLAWDD DU

Monmouth, Monmouthshire NP25 5BG



Three-bedroom end of terrace home
Close to local amenities
No onward chain

Monmouth is a historic market town in southeast Wales, located near the England-Wales border at the confluence of the Rivers Wye, Monnow, and Trothy. Known for its rich history and picturesque setting, Monmouth boasts a blend of medieval and Georgian architecture, with landmarks such as the 13th-century Monnow Bridge - the only remaining fortified bridge of its kind in Britain - and the ruins of Monmouth Castle, the birthplace of King Henry V.

The town is surrounded by beautiful countryside, making it a popular destination for walkers and nature lovers, particularly with its proximity to the Wye Valley Area of Outstanding Natural Beauty. Monmouth has a thriving cultural scene with bespoke shops, cafes and restaurants as well as retailers such as Marks & Spencer's and Waitrose. It is also known for its excellent schools, including the historic Haberdashers' Monmouth School.

With its blend of history, scenic charm, and vibrant community, Monmouth is a desirable place to visit and live, offering a mix of heritage, outdoor activities, and modern amenities.



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KEY FEATURES

- Three-bedroom end of terrace home
- Short flat walk to Monmouth town centre
- Generously proportioned throughout
- Great option for first time buyers or investors
- Private rear garden
- No onward chain



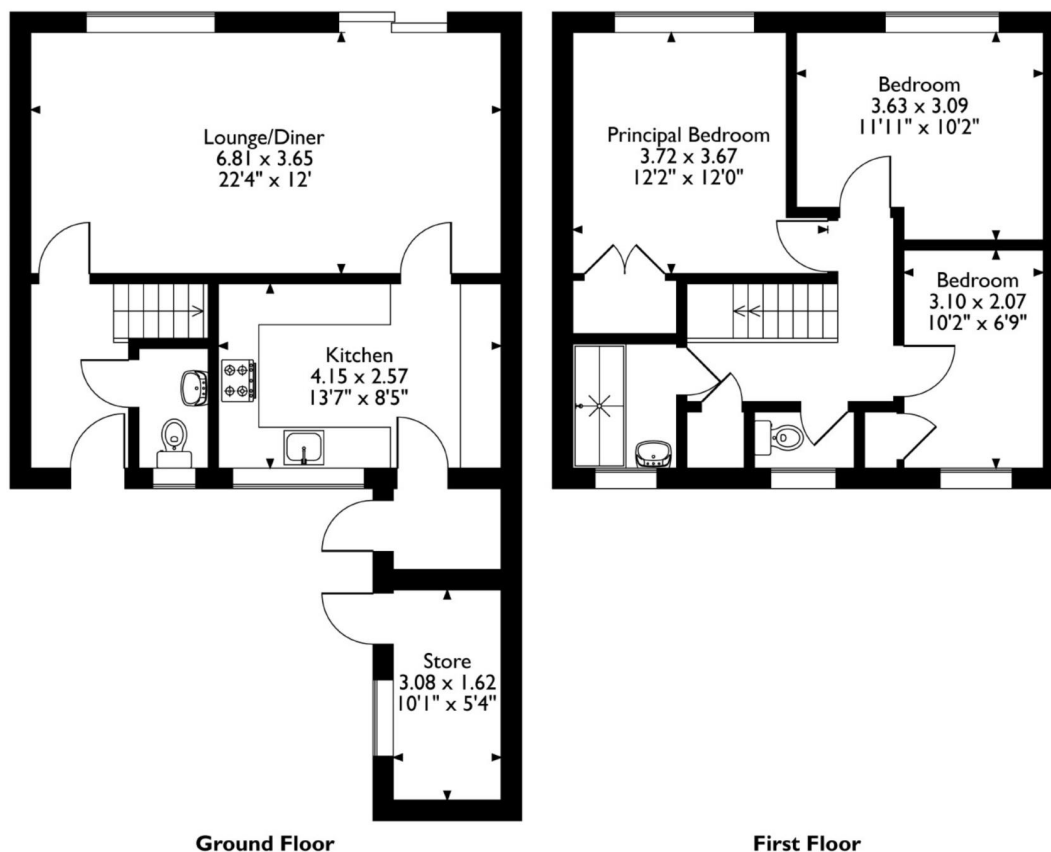
STEP INSIDE



The property features two entrances: one leading into a porchway with direct access to the kitchen and another opening into the hallway, which provides access to the cloakroom, living room, and stairs to the first floor.

Upon entering through the porchway, you step into the kitchen, which is fitted with a range of wall and base units, along with space and plumbing for a washing machine and cooker.

31, Clawdd Du, Monmouth,
 AddressApproximate Gross Internal Area
 Main House = 91 Sq M/980 Sq Ft
 Outside Store = 5 Sq M/54 Sq Ft
 Total = 96 Sq M/1034 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.

A door from the kitchen leads into the spacious living room, offering ample space for both lounge furniture and a dining area if desired. This room also provides access to the rear garden and a door leading to the inner hallway.

Upstairs, the landing leads to three generously sized bedrooms, two of which benefit from fitted cupboards. Completing the first floor is a modern shower room and a separate WC.

STEP OUTSIDE



At the front of the property, a gated courtyard provides a welcoming outdoor space, ideal for seating and offering access to the garden store. The generously sized rear garden is mainly laid to lawn, featuring a separate patio area perfect for outdoor dining and entertaining. Mature hedging surrounds the garden, enhancing privacy and creating a secluded retreat.

INFORMATION

Postcode: NP25 5BG

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: D






DIRECTIONS

From our Monmouth office, proceed down Monnow Street and left onto Blestium Street. At the roundabout, take the second exit over the bridge. At the traffic lights continue straight onto Goldwire Lane. Follow the road around past the garages on your right and turn left onto Clawdd Du where number 31 will be found at the end of the lane.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		84
(81-91)	B		
(69-80)	C		64
(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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