



MONMOUTH

Guide price **£485,000**



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8A THE GARDENS

Monmouth, Monmouthshire NP25 3HF



Detached three-bedroom home
Level walking distance from Monmouth town
Beautiful garden

This beautifully presented dormer bungalow sits in a highly sought-after location, surrounded by a wonderfully private garden. The accommodation features Karndean flooring and oak doors throughout most of the ground floor, offering a sense of quality and warmth.

The layout includes a comfortable lounge, a stunning conservatory with views over the established rear garden, a recently fitted kitchen, a practical utility room, a modern four-piece bathroom suite, and a third bedroom.

Upstairs, two generous double bedrooms are complemented by a recent extension that adds a sleek, contemporary shower room.

Occupying a fabulous private plot, the property enjoys attractive gardens to both the front and rear, with the rear benefiting from a desirable southerly aspect. Off-street parking is available for two vehicles.



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KEY FEATURES

- Detached three-bedroom House
- Recently fitted kitchen and bathrooms
- Bathroom extension to the first floor
- Flat level walking distance from Monmouth Town
- Immaculate throughout



STEP INSIDE



Ground Floor

Enter the property via a practical porch, which leads into a welcoming hallway with stairs rising to the first floor. Karndean flooring flows through most of the ground floor, complemented by oak doors to the lounge, kitchen, utility room, bedroom three, and a recently fitted four-piece family bathroom.

The lounge is a cosy, inviting space featuring a log burner, two recessed alcoves with shelving and cupboards, and French doors opening into the conservatory.

The recently fitted kitchen is beautifully designed, offering a range of wall and base units with integrated appliances, including a double oven, induction hob, dishwasher, and under-counter fridge. Windows to the side and rear, along with a glazed French door, fill the space with natural light and provide access to the conservatory.

The conservatory serves as an ideal dining area, with room for additional furniture, and enjoys views over and access to the charming, private rear garden.

The utility room provides further wall and base units, a work surface area, plumbing for a washing machine, space for a fridge freezer, and houses the wall-mounted Baxi boiler.

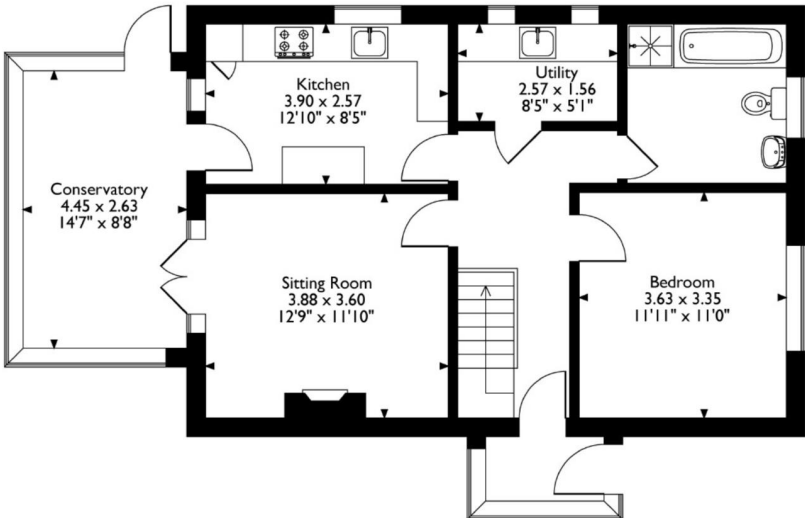
Bedroom three is a generous double and offers flexibility as a further reception room or home office.

The ground-floor bathroom has been recently refitted to a high standard, featuring fully tiled walls, a panelled bath, a separate walk-in shower cubicle, WC, and a vanity wash hand basin with storage beneath.

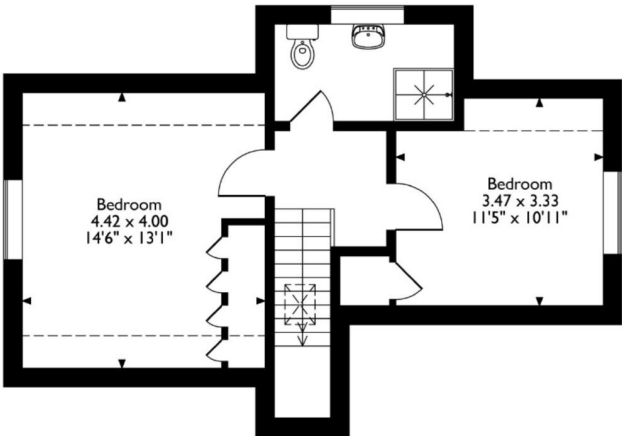
8A, The Gardens, Monmouth

Approximate Gross Internal Area

110 Sq M/1184 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.

First Floor

The first-floor landing leads to two double bedrooms and a modern shower room.

The principal bedroom enjoys a broad rear-facing window overlooking the established gardens, with distant views towards the hillside and church spire. It also benefits from a good range of recently fitted built-in wardrobes.

Bedroom two is another spacious double with a front-facing window, under-eaves storage, and a built-in wardrobe with hanging rail.

STEP OUTSIDE



To the front, the property offers off-street parking for two vehicles. A patio-paved pathway leads to the entrance porch, flanked by a generous front garden. This area is attractively landscaped with raised sleeper borders filled with a variety of plants and shrubs, adding colour and kerb appeal.

The beautiful private rear garden enjoys a desirable southerly aspect and is well stocked with mature, colourful planted borders. Mainly laid to lawn, it features a recently added patio area with a stylish glass balustrade - a real wow factor - creating the perfect setting for outdoor dining and entertaining.

There is ample outside storage, including space beneath the property, a greenhouse, and sheds, as well as side access to the front of the property.

INFORMATION

Postcode: NP25 3HF

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

Proceed out of the Town centre along Priory Street, turning left at the crossroads onto the Hereford Road. Travel past the Osbaston turning and Monkswell Road. Turn right in front of the Haberdashers Girls School. Proceed along this road for a short distance and the property will be found on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		85
B (81-91)		
C (69-80)	70	
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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