



VINE ACRE, MONMOUTH

Guide price **£825,000**



TY BLODYN

Vine Acre, Monmouth, Monmouthshire NP25 3HW



Substantial 4-bed home in exclusive development
Fantastic views

Ty Blodyn, Vine Acre, Monmouth is a substantial four bedroom home in an established and exclusive development, conveniently situated about a mile from the town centre of Monmouth.

Built by Duncan Mitchell Developments, a local developer with an excellent reputation for high quality homes offering a much higher standard, specification and finish than from the large speculative builders.

Situated in Vine Acre, a renowned and sought-after cul-de-sac of executive homes off Monmouth's Hereford Road. It is ideally situated, within walking distance of Monmouth Comprehensive and the highly-regarded Haberdashers Monmouth independent schools, with a public footpath from the end of the driveway leading to Osbaston, where there is a primary school.

From its elevated position, it commands a stunning outlook over Monmouth and the surrounding landscape.

An easy stroll away, Monmouth is a vibrant town, hosting regular markets and a busy programme of events. Lining its historic streets and tucked away in pretty courtyards there are a variety of independent shops, tempting tea rooms and coffee shops, pubs and restaurants. The town benefits from both a Waitrose and an M&S Food. With a history stretching back to Roman times, Monmouth is known for its iconic medieval fortified river bridge, its connections to Charles Rolls, of Rolls-Royce fame and as the birthplace of Henry V. The town boasts good leisure and recreation facilities, nearby world-class golf courses and, for live entertainment and film, there's a choice of The Savoy Theatre and The Blake Theatre.

Situated right on the border between Wales and England and located on the site of three rivers, Monmouth is on the edge of the stunning Wye Valley National Landscape, an area of outstanding natural beauty. It is ideally placed for those who enjoy outdoor pursuits, wonderful walks, beautiful scenery, ancient castles and historic buildings.

From Monmouth, motorway links give easy access to Cardiff, Bristol and the Midlands, making the town attractive to commuters.

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KEY FEATURES

- Being built to a high specification
- Kitchen with 2 single ovens, integral dishwasher, fridge & freezer
- Log burner
- Principal suite with dressing room & en-suite
- Solar panel array to roof
- Driveway parking, large single garage & large garden
- Within strolling distance to Monmouth town centre
- Good access to motorway links to Cardiff, Bristol & Midlands



STEP INSIDE

This large 4-bedroom house will have landscaped gardens, a superb specification built to exacting standards and fine views as well as the fantastic benefit of EPC A rating, so very efficient with lower energy bills, solar panel array to roof, gas central heating with pressurised hot water system.

Internal fixtures and fittings include: under floor heating to ground floor with fitted log burner, 5amp lighting circuits to lounge, Bi-fold doors, and double glazing throughout, chrome switches/fittings to all ground floor areas.

The stunning kitchen will have quartz work tops, down draft induction hob, 2 single ovens, integral dishwasher, fridge and freezer.

LVT flooring will be fitted to the kitchen/diner, utility room, hallway and downstairs toilet.

To the first floor there will be four bedrooms (principal bedroom with en-suite and dressing room) and a family bathroom.

Wired ready for smart TV's/devices. Electrical sectional door to garage, landscaped gardens, fantastic views. This home comes with a 10 year warranty.

STEP OUTSIDE

To the front of the property will be ample driveway parking in front of the garage.

There will also be large landscaped gardens to the rear.





▼ 1st Floor



This floorplan is for illustrative purposes only, whilst every effort has been made to be as accurate as possible there may be minor discrepancies.

DIRECTIONS

From our Monmouth office, proceed up Priory Street and turn left at the traffic lights onto Monk Street. Proceed up the Hereford Road and turn left into Vine Acre where the plots will be found a short distance along on the right hand side.



INFORMATION

Postcode: NP25 3HW
Tenure: Freehold
Tax Band: TBC
Heating: Gas
Drainage: Mains
EPC: TBC

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