



MONMOUTH

Guide price £245,000



8 ST. DIALS CLOSE

Monmouth, Monmouthshire NP25 5EE



Well-presented three-bedroom semi- detached home
Level walking distance of Monmouth town
Garage

Three-bedroom semi-detached property located in a quiet no through close on the edge of Monmouth town. The property was modernised in 2017 to include a modern kitchen breakfast room and bathroom along with a boiler and an en-suite to the principal bedroom. Further benefits include off street parking and a single garage.

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.



Guide price
£245,000



KEY FEATURES

- Three-bedroom semi detached
- Modern Kitchen breakfast room
- Modern bathroom
- Well-presented throughout
- Driveway
- Single Garage



STEP INSIDE



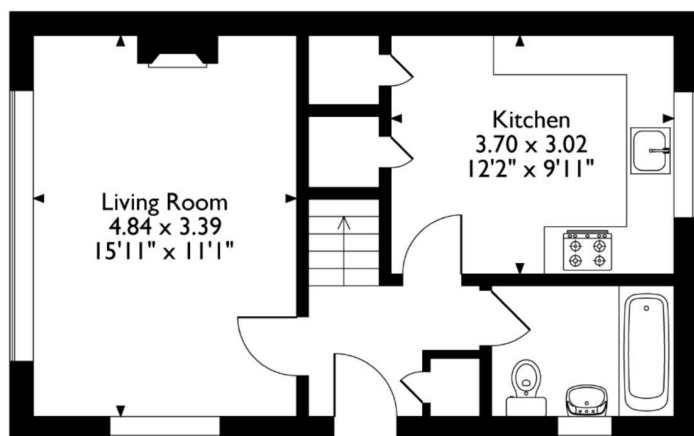
The property is entered via a tiled entrance hallway with stairs rising to the first floor, a useful walk-in storage cupboard, and doors leading to the lounge, kitchen/breakfast room and ground floor bathroom.

The lounge benefits from a broad window to the front aspect and an additional side window, flooding the room with natural light. An electric flame-effect fire provides an attractive focal point.

The kitchen/breakfast room is fitted with a modern range of wall and base units incorporating drawers, a single oven with four-ring gas hob over, plumbing for a washing machine, and a one-and-a-half bowl stainless steel sink with drainer. A broad window overlooks the pleasant rear garden. The room further benefits from a walk-in pantry and an additional useful understairs storage cupboard.

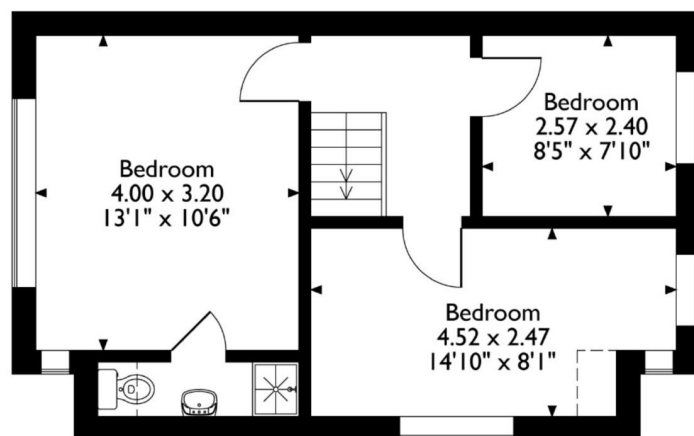
The ground floor bathroom is fitted with a modern three-piece suite comprising a bath with shower over, wash hand basin and WC, with a window to the side aspect.

8, St. Dials Close, Monmouth
Approximate Gross Internal Area
76 Sq M/818 Sq Ft



Ground 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 provides access to the three bedrooms and a loft hatch.

The principal bedroom is a generous double room with a broad window to the front aspect and an additional side window. The current vendors have created an en-suite shower room, fitted with a fully tiled shower cubicle, wash hand basin with cupboard beneath and WC.

Bedroom two is also a good-sized double with windows to the rear and side aspects.

Bedroom three is a well-proportioned single bedroom with a window to the rear.

STEP OUTSIDE



The front garden features a level lawned area and a driveway leading to the single garage, with access through to the rear garden.

The rear garden is predominantly laid to a level lawn, complemented by a patio area and well-planted borders, providing a pleasant and private outdoor space.

INFORMATION

Postcode: NP25 5EE

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: D



DIRECTIONS

From our Monmouth office, proceed down Monnow Street and onto Blestium Street. At the roundabout, take the second exit. At the traffic lights, turn right onto Cinderhill Street. At the roundabout, take the first exit onto Drybridge Street. At the next roundabout, take the first exit onto Wonastow Road, take the fourth turning left onto St Dials Close and the property is located on your right.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		86
B (81-91)		
C (69-80)		64
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		

2 Agincourt Square, Monmouth, NP25 3BT
 01600 713030
 monmouth@archerandco.com
 www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.