



MONMOUTH

Guide price **£399,000**



25 MONKSWELL ROAD

Monmouthshire NP25 3PF



Characterful town house
Five well-proportioned bedrooms
Ample living accommodation

Situated in Monkswell Road, a very desirable cul-de-sac on the edge of Monmouth town centre, is this characterful and spacious town house.

The charming market town of Monmouth is steeped in history, with well-regarded schooling, bespoke shops, cafes and restaurants as well as established 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

- Five-bedroom terraced town house
- Grade II listed
- Ample living accommodation
- Courtyard garden & garage
- Character property
- No onward chain



STEP INSIDE



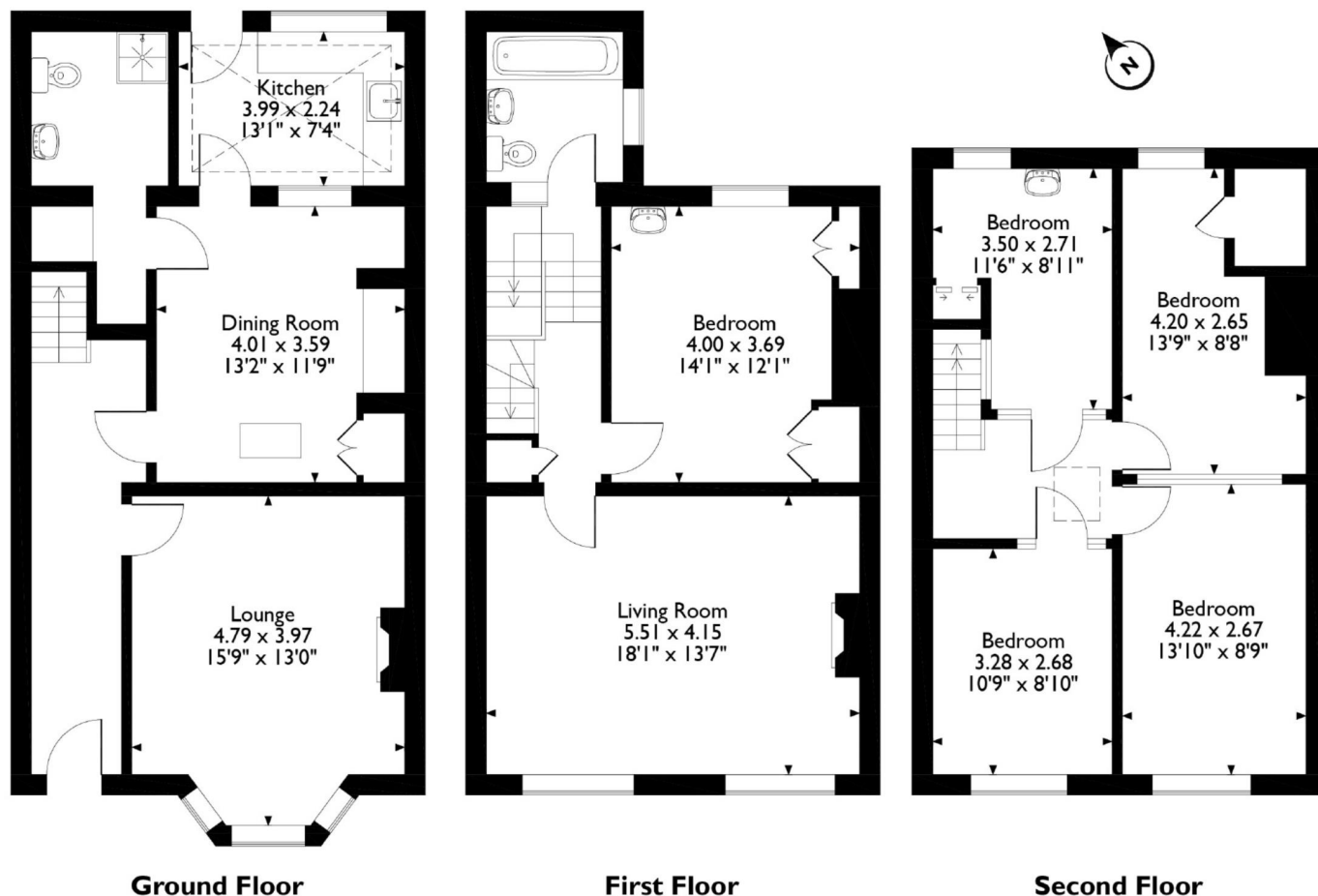
Upon entering the property, you are welcomed by a spacious and grand entrance hallway adorned with tiled floors and original features. From here, you have access to all the rooms on the ground floor and a staircase leading to the first floor.

The generously sized living room boasts a bay fronted window, providing lovely views of the front garden, and features a cosy gas fireplace.

Continuing from the hallway, you'll find the spacious dining room, complete with storage cupboards and a lift to the first floor. This dining room also offers access to storage space beneath the stairs and a convenient wet room.

Additionally, it leads to the kitchen/conservatory, which is equipped with cream base units, space for appliances, and a door that opens to the rear courtyard garden.

Approximate Gross Internal Area 158 Sq M/1701 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.

Heading to the first floor, you'll discover a well-appointed family bathroom featuring a bath with a shower overhead, a wash hand basin, and a WC.

Also on this floor is a generously sized double bedroom located at the rear of the house, complete with built-in storage and lift access down to the ground floor.

Furthermore, you'll find a spacious reception room on this level, featuring two large sash windows that offer picturesque views of the beautiful Monmouthshire countryside and an eye-catching open fireplace.

Moving up to the second floor, you'll encounter four double bedrooms, two of which come with built-in storage. Each of these bedrooms is adorned with large sash windows that provide a pleasant outlook.

STEP OUTSIDE



At the front of the property, the garden is mainly laid to lawn with a patio area, adorned with well-established shrubs and trees, creating a picturesque garden.

Additionally, there's a garage situated just around the corner from the house.

Moving to the rear, a tiered patio area is complemented by mature shrubs and trees along the borders.

INFORMATION

Postcode: NP25 3PF

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: Exempt





DIRECTIONS

From our Monmouth office, continue on Priory Street. Turn left at the traffic lights onto Monk Street. Continue up the road and turn right onto Monkswell Road where number 25 is located along on the left hand side.



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