



# MONKSWOOD

Guide price **£385,000**





# 8 ALEXANDRA PLACE

Monkwood, Usk, Monmouthshire NP15 1QJ



3 Bedroomed semi-detached home,  
Extended, En-suite facilities.  
Good parking

Welcome to this charming three-bedroom extended semi-detached home in the picturesque village of Monkwood. Featuring a convenient driveway, this property combines modern comfort with a warm, inviting atmosphere. The spacious layout offers flexibility for family living, making it an ideal retreat.

Nestled in Monkwood the home provides easy access to the market towns of Usk and Abergavenny, where you'll find a delightful mix of shops and local amenities. Larger towns such as Pontypool and Newport are just a short drive away for additional conveniences. Commuters will appreciate the excellent transport links to Cardiff, Bristol, and even London, whether by road or rail. Outdoor enthusiasts will love the proximity to the stunning Bannau Brecheiniog (Brecon Beacons National Park) and the Grange Hospital, making this location perfect for both work and play. Experience the best of countryside living with all the conveniences of modern life right at your doorstep!





Guide price  
£385,000



### KEY FEATURES

- Extended Semi-Detached home,
- 3 Bedrooms,
- En-Suite to Principal Bedroom,
- 2 reception rooms, plus kitchen/breakfast room
- Driveway to the front.





# STEP INSIDE



As you step into the home, you're greeted by a bright and welcoming entrance hallway that sets a warm tone for the rest of the house. The light-filled space is enhanced by elegant tiled flooring, creating a practical yet stylish entrance. A staircase ascends gracefully to the first-floor landing, while the hallway provides immediate access to the heart of the home: the dining room.

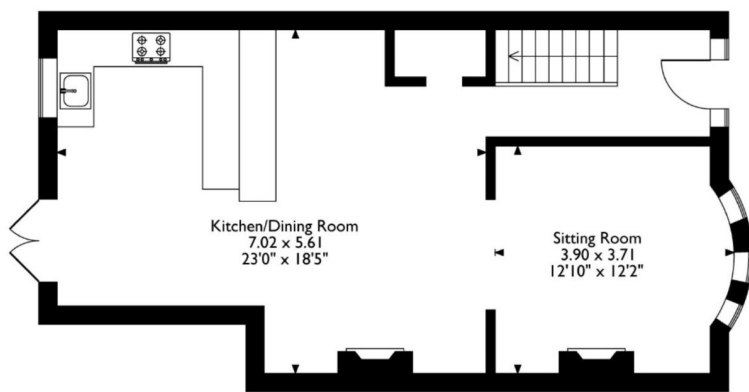
The dining room is both charming and functional, with a centerpiece recessed fireplace featuring an ornate timber mantle and a cosy wood burner, perfect for cooler evenings. The fireplace sits on a tiled hearth, blending rustic charm with modern comforts. A large walk-in storage cupboard adds valuable space for household essentials, ensuring the room remains clutter-free.

Adjacent to the dining room, the sitting room beckons with a beautiful bow window, drawing in natural light and offering views of the front of the property. A second fireplace, also adorned with a timber mantle, adds a touch of elegance and creates a focal point for this relaxing space.

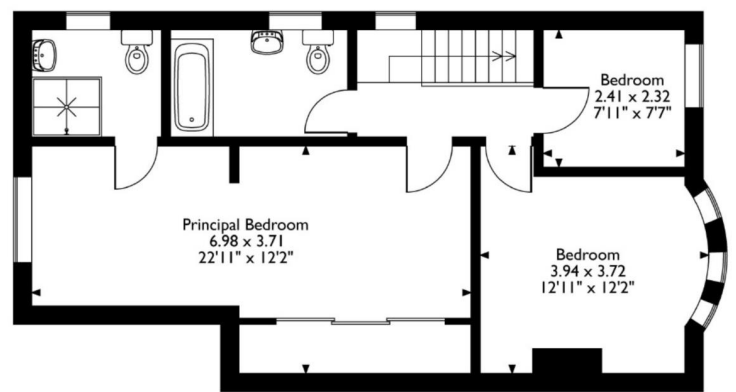
Flowing seamlessly from the dining room is the open-plan kitchen/breakfast room, designed with entertaining in mind. This space offers an extensive range of white wall and base units, ensuring ample storage for all your culinary needs. An inset sink with drainer is positioned beneath a window that frames lovely views of the rear garden. Double French doors extend the indoor living space outdoors, inviting you to enjoy the garden from the kitchen a perfect spot for alfresco dining or morning coffee. Tiled flooring throughout the kitchen adds continuity and practicality.



## Approximate Gross Internal Area 114 Sq M/1228 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.

Upstairs, the first-floor landing leads to three charming bedrooms. The two front-facing bedrooms boast original floorboards, infusing the rooms with character, while offering stunning countryside views.

The principal bedroom at the rear has been extended, providing a generously sized space complete with a distinct dressing area and en-suite shower room. This peaceful retreat overlooks the garden and surrounding fields.



# STEP OUTSIDE



Stepping outside, the front of the home features a spacious driveway, laid with stone chippings, providing ample parking for multiple vehicles. It is bordered by neat fencing on either side, with a natural hedge offering privacy at the front. To the side of the house, a useful timber garden shed provides additional storage for tools and equipment.

The rear garden is beautifully landscaped and primarily laid to lawn, surrounded by mature flowerbeds and hedged borders that bring colour and texture to the space. A paved patio, directly adjoining the house, offers the perfect spot for outdoor dining or relaxing, while shallow steps lead up to a raised secondary patio, ideal for taking in the surroundings. Enclosed by secure fencing, the garden enjoys peaceful countryside views, creating a serene and private outdoor retreat.

## INFORMATION

Postcode: NP15 1QJ

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: C







## DIRECTIONS

From our Usk office continue along Bridge Street in the direction of the River Usk. On crossing the river follow the road around to the right signposted Pontypool(A472) Continue to Monkwood and on passing Monkwood Garage on the left hand side the property will shortly be found on the right hand side, opposite the bus stop.

What3Words [defrost.areas.golf](https://www.what3words.com/defrost/areas/golf)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
		72	83
England & Wales		EU Directive 2002/91/EC	

25 Bridge Street, Usk, NP15 1BQ  
 01291 672212  
 usk@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.