



## Clawdd Du, Monmouth

**£220,000**

- Well proportioned end terrace
- Available with no onward chain
- Paved area with outhouse
- Garden to rear
- EPC Rating: Awaiting



 3  1  1



## About the property

Within close proximity to local shop and amenities in Town. End of terrace with three Bedrooms and 22ft length reception room opening out to sun porch and rear garden. Ideal for a young family or those seeking a suitable home to add their own touch to. Available immediately, with no onward chain.

Situated at the end of a no-through road, the property enjoys a pleasant position, adjacent to an open green area. The property benefits from double glazing and modern gas central heating boiler. Internally the accommodation briefly comprises; Entrance Hall with Cloakroom. Sitting Room with Dining Area having two windows and glazed panel overlooking the rear aspect and a door into Porch/Sun Room which opens out to the rear garden. Modern fitted Kitchen and door to front Porch. On the first floor there are three Bedrooms and a Shower Room and separate WC. Outside the front area is paved with a low level boundary wall with gate to the front. Outhouse, providing storage and housing the boiler. The attractive rear garden is laid to lawn with well stocked planted borders and mixed shrubs creating interest and a comfortable environment to enjoy.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

## Accommodation

**Entrance Hall**  
**Cloakroom**

**Sitting Room with Dining Area**  
22' 4" x 11' 9" (6.81m x 3.58m)

**Rear Porch/Sun Room**  
**Kitchen**  
13' 6" x 8' 2" (4.11m x 2.49m)

**On The First Floor**  
**Bedroom 1**

12' x 9' 9" (3.66m x 2.97m)

**Bedroom 2**  
12' 1" x 9' (3.68m x 2.74m)

**Bedroom 3**  
10' 1" x 6' 7" (3.07m x 2.01m)

**Shower Room**  
**Outhouse**  
10' 1" x 5' 3" (3.07m x 1.60m)