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St. John Street, Monmouth  
offers in excess of £500,000

 **peter  
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## About the property

The individual Town property enjoys a unique setting, with a tranquil, private walled garden to the rear, which secretly borders the splendid historical Georgian Nelson Garden, one of the Towns hidden Gem's along the Heritage trail.

The well-proportioned accommodation comprises; sizeable dual aspect 'L' shaped, open plan Living and Dining area, which enjoys a view of the rear garden. Door through to fitted Kitchen, with a range of contemporary gloss fronted units and glazed display cabinets, with work surfaces incorporating four ring gas hob, eye level double oven, integrated fridge/freezer and dishwasher. Door to garden. From the Living Room there is a door through to the Utility Room, which also has a door leading out to the rear garden. Door through to modern Shower Room. Door from the Utility into Garage, with electric up and over door and service door to front. On the First Floor, off the Landing are doors to the following; Study/Childs Bedroom, Cloakroom with W.C., Three Bedrooms, one to rear aspect with fitted wardrobes. Two front Bedrooms, both with feature vaulted ceiling with exposed roof timber framework. Additional Shower Room with W.C. and basin. Outside, the pretty walled garden is conveniently gravelled, with raised planted border and trellis frame with climbing plants. Set to the far corner is an ideal entertaining area with pergola. Useful storage building.

## Accommodation

### Entrance Door Leading Into:

#### Open Plan Living/Dining Room

26' 11" x 18' extending to 24' (8.20m x 5.49m extending to 7.32m)  
'L' Shaped see floor plan.

#### Kitchen

11' 10" x 10' (3.61m x 3.05m)

#### Utility Room

8' x 5' (2.44m x 1.52m)

#### Shower Room

21' x 12' (6.40m x 3.66m)

### On The First Floor

#### Study/Child's Bedroom

6' x 6' (1.83m x 1.83m)

#### Cloakroom W.C.

#### Bedroom 1

19' x 12' (5.79m x 3.66m)

#### Bedroom 2

15' x 13' (4.57m x 3.96m)

#### Bedroom 3

15' 10" x 11' (4.83m x 3.35m)

#### Shower Room

#### Integral Garage

Irregular Shaped Room 12' x 21' max  
(3.66m x 6.40m)









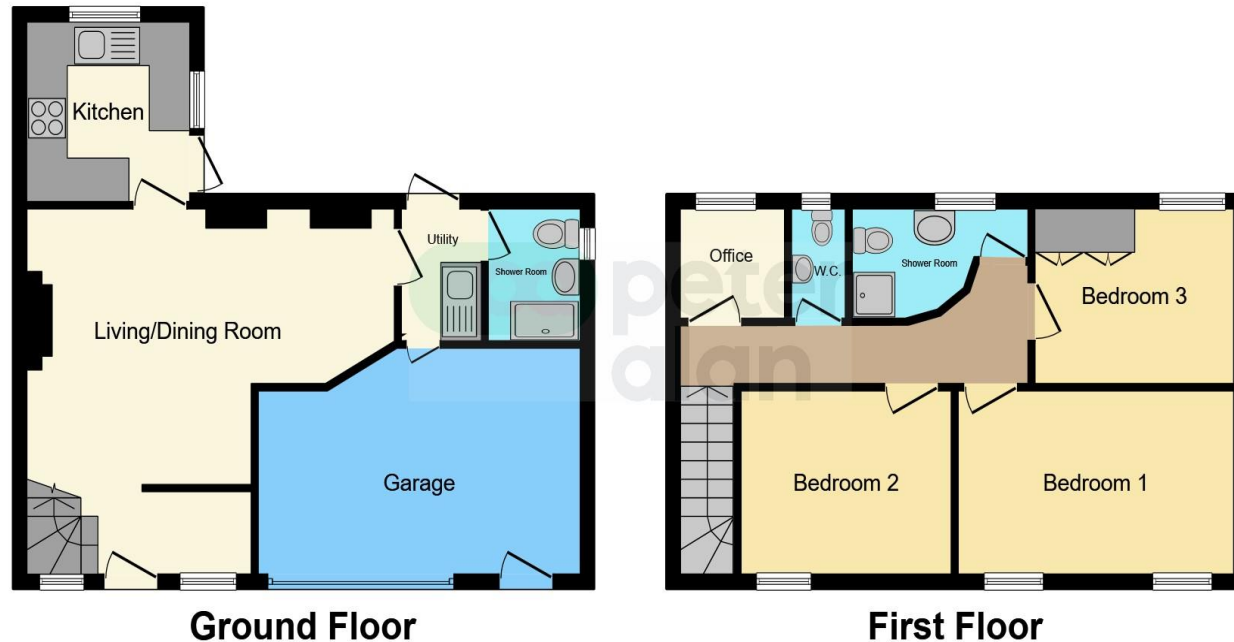






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