



Trafalgar Close, offers in excess of £320,000

- Attractive property with integral Garage
- Superb open plan Kitchen/Dining Room
- Conservatory overlooking the rear garden
- Popular location
- Available with no onward chain
- EPC Rating: C



3 2 1



About the property

Convenient edge of Town location with driveway and integral garage. Well proportioned living space with open plan Kitchen/Dining Area, extending through to the Conservatory, which overlooks the rear private garden, offering low maintenance paved area with a pretty gravelled rockery.

Pleasantly situated at the beginning of a popular cul-de-sac, comprising similar style properties, conveniently located within walking distance to the market town of Monmouth. Attractive exterior design with integral single Garage and driveway. Versatile well presented accommodation ideal for those seeking low maintenance home. A particular feature of the property is the open plan living area which combines, 19ft length Kitchen/Dining Area and opening through to the delightful Conservatory with French doors leading out to the pretty garden, with paved terrace and gravelled area having a raised planted rockery along with small shrubs, creating interest. Available immediately with no onward chain.

On the ground floor, you are welcomed by an Entrance Porch which has access through to the Garage. The Sitting Room enjoys a front aspect, ornamental fireplace with modern electric fire. Door through to Inner Hallway, with staircase to first floor. Cloakroom with W.C.. Fitted Kitchen with modern units and appliances including dishwasher, microwave, oven and hob. Open plan through to Dining Room and flowing through to Conservatory, overlooking rear garden. On the First Floor, main Bedroom with wardrobes and Ensuite Shower Room, Two further Bedrooms, one with wardrobes. Main Bathroom with Bath having overhead shower. ***Available with no onward chain***





Accommodation

Entrance Porch

Sitting Room
16' 8" x 11' (5.08m x 3.35m)

Inner Hall

Cloakroom

Kitchen
9' 2" x 7' 7" (2.79m x 2.31m)

Open Plan Dining Area
9' 5" x 9' 2" (2.87m x 2.79m)

Conservatory
9' x 7' 3" (2.74m x 2.21m)

First Floor

Bedroom 1
11' 2" x 9' 1" (3.40m x 2.77m)
Incorporating wardrobes.

Ensuite Shower Room

Bedroom 2
9' 11" x 9' 9" in Max (3.02m x 2.97m in Max)
incorporating wardrobes.

Bedroom 3
9' 8" x 6' 2" (2.95m x 1.88m)

Bathroom

Integral Garage
7' 7" x 17' (2.31m x 5.18m)

Floorplan



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