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St. James Square, Monmouth
offers in the excess of £585,000

 **peter
alan**

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About the property

An exceptional opportunity has arisen to acquire this deceptively spacious, recently renovated detached family home, finished to an outstanding standard throughout. Boasting a generously sized, enclosed, and landscaped rear garden, the property is ideally situated within level walking distance of Monmouth town centre.

The beautifully presented accommodation includes an inviting entrance porch, an elegant sitting/dining room, a generous lounge, and a luxury refitted kitchen/breakfast room. Upstairs, there are four well-proportioned bedrooms and a modern family bathroom. This superb home truly must be viewed to be fully appreciated.

Positioned in the historic and highly regarded St James Square, the property enjoys a picturesque outlook across the Monmouth War Memorial and surrounding gardens. Monmouth itself offers an excellent range of amenities, including a selection of independent retailers and well-known national stores such as Marks & Spencer Food Hall and Waitrose. The town also provides a vibrant social scene, with numerous restaurants, pubs, theatres, and sports clubs, including the prestigious Rolls of Monmouth Golf Club and Monmouth Rowing Club.

Monmouth is renowned for its outstanding educational provision, with both junior and senior schools within easy reach. These include the esteemed Haberdashers' Schools and Monmouth Comprehensive School.

Accommodation

Summary

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The beautifully presented accommodation includes an inviting entrance porch, an elegant sitting/dining room, a generous lounge, and a luxury refitted kitchen/breakfast room. Additional features on the ground floor include a stylish shower room and a separate utility room. Upstairs, there are four well-proportioned bedrooms and a modern family bathroom. This superb home truly must be viewed to be fully appreciated.

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Monmouth is renowned for its outstanding educational provision, with both junior and senior schools within easy reach. These include the esteemed Haberdashers' Schools and Monmouth Comprehensive School. Nestled on the River Wye and surrounded by the scenic Monmouthshire countryside, the town benefits from excellent transport links via the A449.





Entrance Porch

Sitting Room/Dining Room
21' 9" x 12' 2" (6.63m x 3.71m)

Lounge
21' 5" x 13' 1" (6.53m x 3.99m)

Kitchen/Breakfast Room
22' 6" max x 15' 4" (6.86m max x 4.67m)

Shower Room



First Floor Landing

Bedroom One
21' 7" x 12' 5" (6.58m x 3.78m)

Bedroom Two
15' 1" x 12' 8" (4.60m x 3.86m)

Bedroom Three
10' x 13' 9" (3.05m x 4.19m)

Bedroom Four
12' 5" x 6' 2" (3.78m x 1.88m)

Utility Room

Bathroom

Outside







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