



MONMOUTH

Guide price **£300,000**



31 WONASTOW ROAD

Monmouth, Monmouthshire NP25 5AH



No chain
Beautifully presented
En-suite to principal bedroom

This stunning three-bedroom dormer bungalow has been recently modernised to an exceptional standard and is presented in immaculate condition throughout. Offering flexible and versatile family living, the property features well-proportioned bedrooms across both floors, making it ideal for a range of lifestyles.

The ground floor includes a stylish family bathroom, while the principal bedroom benefits from a beautifully appointed en-suite. Finished with care and attention to detail, this home seamlessly combines contemporary comfort with practical living space.

In addition, the principal bedroom enjoys an adjoining room, perfect for use as a study, dressing area or nursery, complete with ample under-eaves storage. Further benefits include off-street parking, along with well-maintained front and rear gardens.

Located on the edge of Monmouth town, this property is in a superb position within short distance to local amenities. The charming market town of Monmouth is steeped in history, with well-regarded schooling, bespoke shops, cafes, and restaurants as well as retailers such as Marks & Spencer and Waitrose. Well-connected to the A40, the property allows for easy commuting with fantastic road links, yet is perfectly situated for rural living, with picturesque countryside surrounding and scenic walks.



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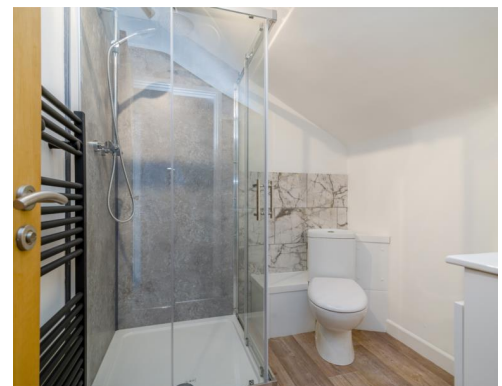


KEY FEATURES

- Semi detached
- 3 Bedrooms
- Versatile accommodation
- Beautifully presented and modernised
- Off street parking
- No chain



STEP INSIDE



Upon entering the property, you are welcomed into a central hallway with doors leading to the kitchen, lounge, dining room, additional reception room/bedroom, family bathroom, a useful storage cupboard, and stairs rising to the first floor.

The modern kitchen enjoys windows to both the front and side aspects, allowing for plenty of natural light. It is fitted with a range of wall and base units, a low-level oven, four-ring gas hob, chrome sink with drainer, plumbing for a washing machine, and space for a fridge/freezer. There is also a useful storage cupboard housing the Worcester combi boiler.

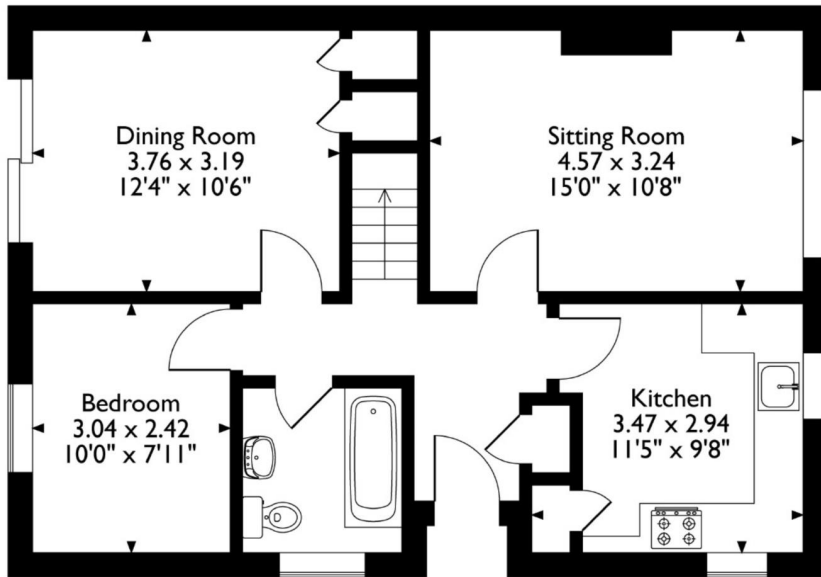
The spacious lounge features a wide front-aspect window, filling the room with natural light and offering pleasant views over the attractive front garden.

The dining room benefits from sliding patio doors opening onto the rear garden, creating an ideal space for entertaining. It also includes two built-in storage cupboards, perfect for coats and shoes.

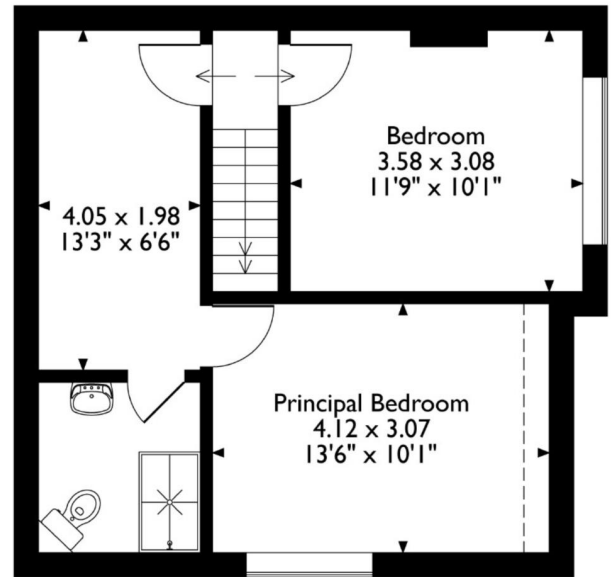
The ground floor bedroom is generously sized, with a window overlooking the rear garden. This versatile room could also be used as an additional sitting room or home office.

The modern family bathroom includes an obscure side-aspect window and is fitted with a bath with tiled shower over and glass screen, a wash hand basin with storage beneath, WC, and a contemporary heated towel rail.

31, Wonastow Road, Monmouth, Monmouthshire
 Approximate Gross Internal Area
 99 Sq M/1066 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 provides access to the bedrooms.

The principal bedroom features a side-aspect window and benefits from ample under-eaves storage. It also includes an adjoining room, ideal for use as a study, dressing room, or nursery, again with additional eaves storage. The en-suite is fitted with a modern suite comprising a fully tiled shower cubicle, vanity sink unit with cupboards beneath, and WC.

Bedroom two is a generous double room with ample space for bedroom furniture and a front-aspect window offering distant hilltop views.

STEP OUTSIDE



The front of the property features a well-maintained garden and a driveway providing parking for at least three vehicles, along with convenient side access to the rear garden. The rear garden offers a lawned area and a spacious patio, ideal for outdoor dining and entertaining.

AGENT'S NOTE

We are advised that part of the rear garden and garage are being retained by the vendors. These have been partitioned off and the title will be split/updated when a purchase has been secured.

INFORMATION

Postcode: NP25 5AH

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

From the town centre, cross the new Monnow Bridge and turn right at the traffic lights. At the second roundabout turn left into Wonastow Road where the property can be found on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		82
81-91	B		
69-80	C	73	
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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