



MONMOUTH

Guide price **£345,000**



# 12 HAMILTON WAY

Monmouth, Monmouthshire NP25 5BY



Delightful Cul-du-sac  
Detached three bedroom  
Garage

This lovely three bedroom detached property is situated in a delightful quiet Cul-du-sac in the very popular Rockfield estate, just outside Monmouth in a superb position within short distance to local amenities. The property has a lovely feature bay window lounge, kitchen breakfast room with a utility room off. A wonderful conservatory opening onto the private rear garden. The first floor has three bedrooms with the principal bedroom benefiting from built-in wardrobes as well as an en-suite. The established private garden has a great patio area for outside dining and entertaining. Further benefits include a detached single garage as well as a driveway with off street parking for several vehicles.

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

- Detached three bedroom
- Two Reception rooms
- Kitchen/breakfast room
- En-suite
- Garage



# STEP INSIDE



As you enter the property, you are welcomed by a tiled entrance hall with stairs leading to the first floor and doors providing access to the downstairs cloakroom, lounge, and kitchen/breakfast room.

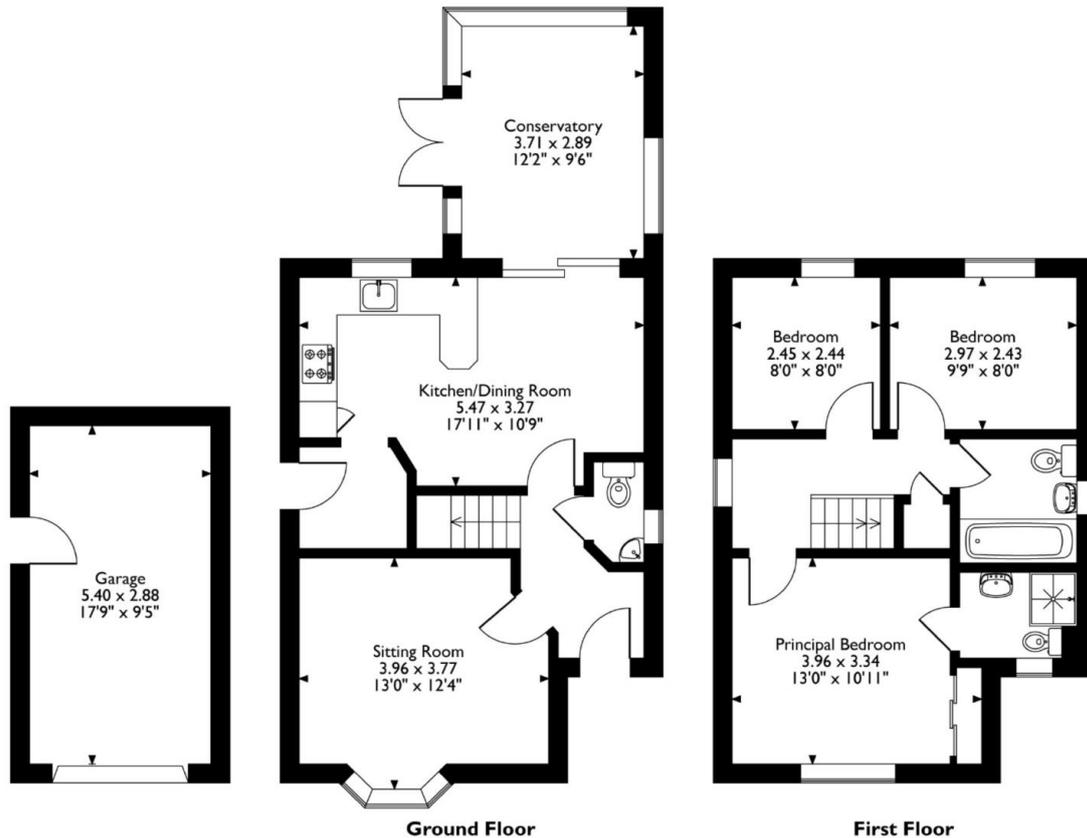
The lounge features a charming bay window to the front aspect and a gas coal-effect fire, creating a cosy and inviting atmosphere.

The kitchen/breakfast room is generously sized and fitted with a range of wall and base units, a built-in double oven, and a four-ring gas hob. There is ample space for a dining table and chairs.

An archway leads to the utility room, which includes plumbing for a washing machine, space for a fridge freezer, and a convenient side door.

From the breakfast area, sliding patio doors open into the conservatory a bright and airy space with surrounding windows and French doors that lead to the rear garden patio. This lovely room makes an ideal second reception area.

12, Hamilton Way, Monmouth  
 Approximate Gross Internal Area  
 Main House = 92 Sq M/ 991 Sq Ft  
 Garage = 16 Sq M/ 172 Sq Ft  
 Total = 108 Sq M/ 1163 Sq Ft



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.

### First Floor:

The landing provides access to all bedrooms and the family bathroom.

The principal bedroom overlooks the front of the property and benefits from built-in wardrobes.

A door leads to the en-suite, which features a shower cubicle, a wash hand basin with storage beneath, and a WC.

Bedrooms two and three both enjoy views over the rear garden.

The family bathroom is fitted with a panelled bath, a pedestal wash hand basin, and a WC, completing the first-floor accommodation.

# STEP OUTSIDE



To the front of the property, there is a driveway providing off-street parking for several vehicles, which leads to a detached garage.

The rear garden offers a good degree of privacy and features a delightful patio area, ideal for outdoor dining and entertaining. Beyond the patio, there is a lawned area with well-stocked planted borders, adding colour and interest. A useful wooden storage shed is included, and there is a personal door providing access to the garage from the garden.

## INFORMATION

Postcode: NP25 5BY

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: D





## DIRECTIONS

From Monmouth town centre proceed down Monnow Street and over the Monnow Bridge. Turn right at the traffic lights and then proceed to the mini-roundabout turning onto Rockfield Road, continue over the next mini round about. Then turn left onto Kingswood Road, turn right onto Hamilton Way and the property will be located on your left.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(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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