



18 OPULUS WAY
MONMOUTH | MONMOUTHSHIRE



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THIS WELL-PRESENTED AND GENEROUSLY PROPORTIONED FOUR-BEDROOM DETACHED FAMILY HOME OCCUPIES A PARTICULARLY PRIVATE POSITION ON THE EDGE OF THE POPULAR KINGSWOOD GATE DEVELOPMENT IN MONMOUTH.

- Well presented detached family home •
- Four bedrooms •
- Open plan kitchen dining room •
- Private position on the popular Kingswood Gate development •
- Low maintenance enclosed rear garden •
- Walking distance to local amenities which Monmouth town has to offer •
- Detached garage and driveway parking •
- Surrounded by open countryside yet boasting fantastic links to the larger centres of Newport / Cardiff / Bristol and London •

DISTANCES FROM 18 OPULUS WAY

Raglan 8 miles • Usk 13.2 miles • Ross on Wye 14.4 miles
Chepstow 16.7 miles • Abergavenny 17.1 miles • Hereford 22.2 miles
Bristol 33.5 miles • Cardiff 36.5 miles • London 140.4 miles
Abergavenny Train Station 17 miles
Chepstow Train Station 17.5 miles • Bristol Parkway Station 29 miles
Bristol Airport 51.1 miles • Cardiff Airport 51.6 miles
Birmingham Airport 78.6 miles
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

The property occupies a particularly private position on the edge of Kingswood Gate development. The development is connected to Monmouth town centre by a walking and cycling route, offering convenient access to the town's amenities.

The town boasts excellent schools including Haberdashers Monmouth School, Langattock School, Monmouth with Montessori Nursery, and state of the art Monmouth Comprehensive School. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities.

Monmouth's setting beside the River Wye makes outdoor activities a natural part of life here. Residents can enjoy riverside walks, rowing and canoeing, or explore the wider Wye Valley and Forest of Dean on foot or by bike. The Peregrine Path offers a scenic cycle route from Monmouth towards Symonds Yat, with further walking trails and countryside close by.

Monmouth is also well placed for travel, with the A40 providing routes towards Ross-on-Wye, Gloucester and the M50, and the A449 connecting towards Newport and the M4.

THE PROPERTY

A spacious entrance hallway welcomes you into the property, providing access to the ground floor accommodation and stairs to the first floor.

The generously proportioned living room enjoys plenty of natural light through a front-facing window, creating a comfortable space to relax. Also positioned to the front is a versatile study, equally suited to use as a home office or playroom.

At the heart of the home is an impressive kitchen/dining room, fitted with contemporary base and wall units complemented by wooden flooring. There is ample space for a large dining table and an informal family seating area, making this a sociable setting for everyday living and entertaining. An attractive box bay with full-height windows and French doors overlooks the rear garden and provides direct access outside. Integrated appliances include a double oven, fridge freezer, five-ring gas hob and dishwasher.

An adjoining utility room provides additional storage and a sink, together with a door to the rear garden. A cloakroom completes the ground floor accommodation.

Upstairs, a spacious landing leads to four well-proportioned bedrooms and the family bathroom. The principal bedroom benefits from fitted wardrobes and an en suite shower room, while the three remaining bedrooms offer comfortable accommodation for family or guests.

The contemporary family bathroom is fitted with a bath, separate shower cubicle, wash hand basin and WC.



OUTSIDE

The property benefits from tandem driveway parking with access to a garage. The rear garden is enclosed and has a high degree of privacy and is mainly laid to lawn.

KEY INFORMATION

Services: Mains water, gas, electricity and drainage.

Tenure: Freehold.

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: G

Local Authority: Monmouthshire County Council. Telephone: 01633 644 644

Viewings: Strictly by appointment with the selling agents

Directions: From the Shell Garage in Monmouth, proceed up Portal Road. Turn right onto the Link Road and at the end, turn left. Follow the road around past Silbuster heading into the estate. Turn right onto Opulus Way and follow the road around to the left. Turn right where number 18 will be found ahead of you.

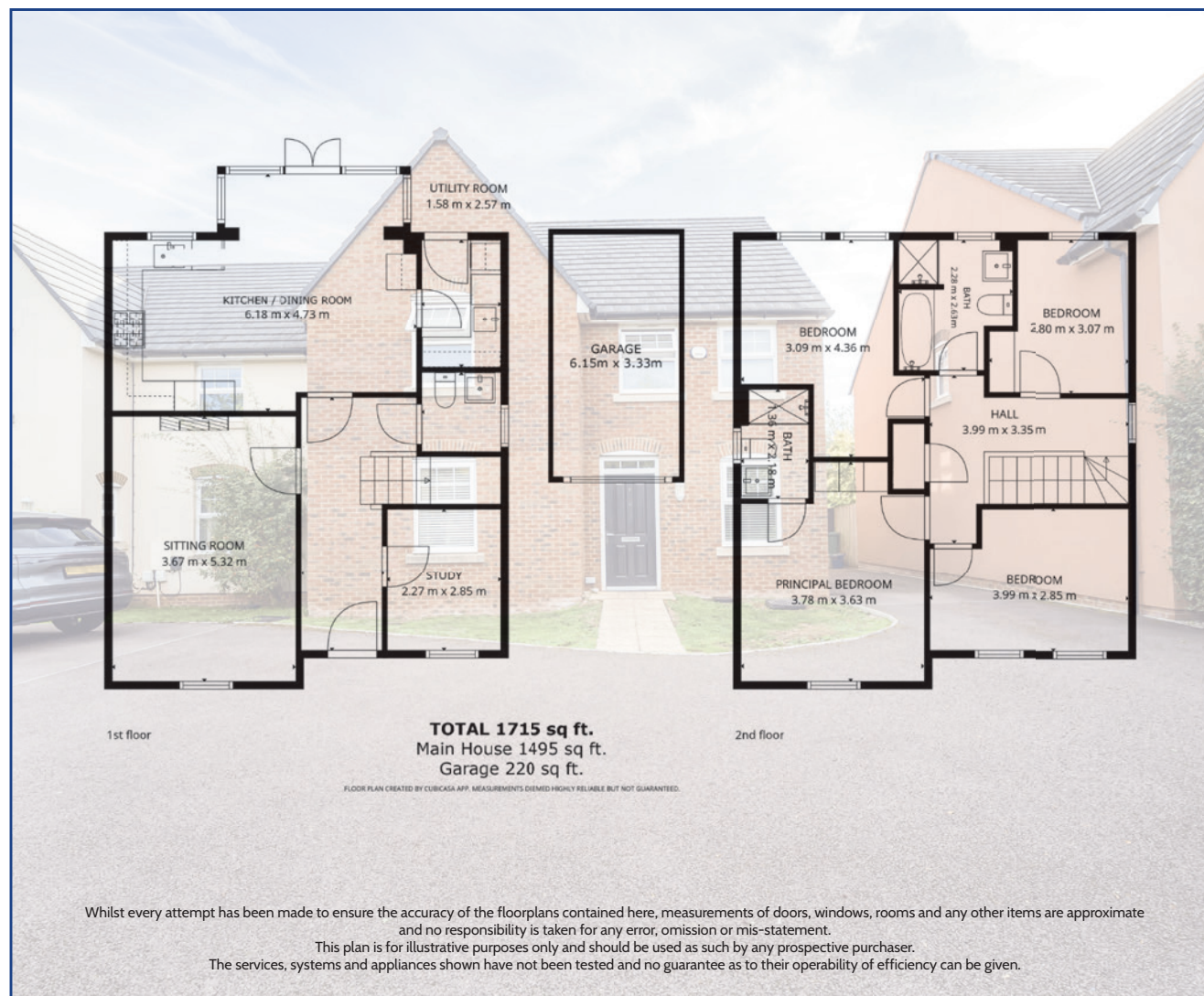
Postcode: NP25 5UW

WHAT3WORDS



ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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