



MONMOUTH

Guide price **£340,000**



www.archerandco.com

To book a viewing call 01600 713030

36 TRAFALGAR CLOSE

Monmouth, Monmouthshire NP25 5DR



Detached four-bedroom family home
Popular location
No onwards chain

This wonderful family home is ideally located in a quiet cul-de-sac within the highly sought-after Rockfield Estate. The property features a spacious and well-proportioned lounge/dining area, a generous kitchen, a separate utility room, and a bright conservatory overlooking a private, sunny, and established rear garden. Upstairs, the home offers four bedrooms, including a principal bedroom with its own en-suite, along with a stylish and modern family bathroom.

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.

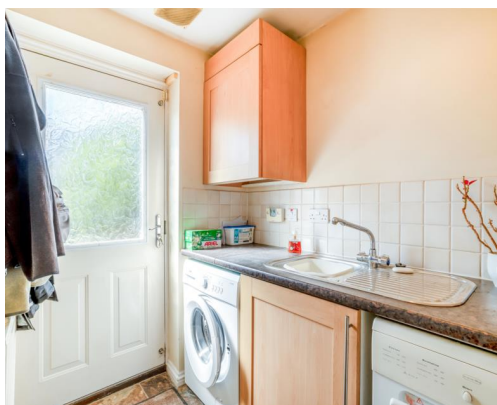


Guide price
£340,000



KEY FEATURES

- Popular cul de sac location
- Four bed room detached
- Lounge/dining room
- Conservatory
- Garage
- No onwards chain



STEP INSIDE



As you enter the property, you are welcomed into a hallway with a door leading through to the lounge/dining room.

The beautifully presented lounge/dining room features a window to the front aspect, offering distant hilltop views towards the Kymin. The room also benefits from sliding patio doors opening into the conservatory, a gas fire with hearth and mantelpiece, stairs rising to the first floor, and useful under-stairs storage ideal for coats and shoes. A further door provides access to the kitchen.

The conservatory enjoys views over the private, sunny rear garden and includes French doors leading directly outside. It also benefits from central heating, making it a comfortable year-round space.

The kitchen is fitted with a range of wall and base units and includes a low-level oven, four-ring gas hob, and a 1½ bowl chrome sink with drainer. There is space for a fridge/freezer and dishwasher, and a window overlooking the rear aspect. A door leads into the utility room.

The utility room provides additional wall and base units, housing the Ideal combi boiler, along with space for a washing machine and tumble dryer. It also features a chrome sink and drainer, an obscure-glazed door to the rear garden, and access to the downstairs cloakroom.

The cloakroom is fitted with a wall-mounted wash hand basin and WC, along with an obscure window to the side aspect.

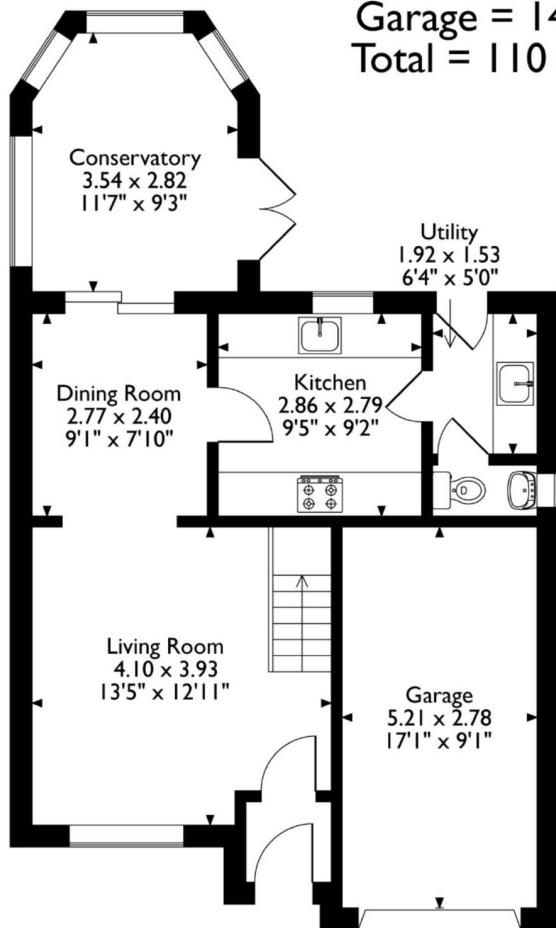
36, Trafalgar Close Whitchurch, Monmouth, Monmouthshire

Approximate Gross Internal Area

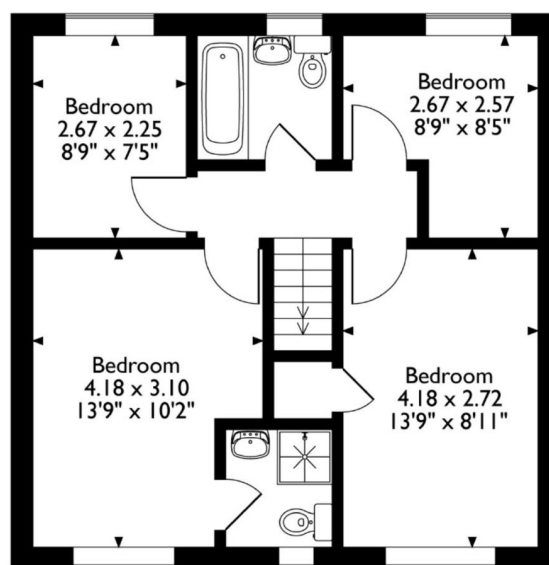
Main House = 96 Sq M/1034 Sq Ft

Garage = 14 Sq M/151 Sq Ft

Total = 110 Sq M/1185 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.

The first-floor landing provides access to all bedrooms, the family bathroom, and loft access.

The principal bedroom features a window to the front aspect with distant hilltop views towards the Kymin, fitted wardrobes, and access to the en-suite. The en-suite is fitted with a modern suite comprising a fully tiled shower cubicle, part-tiled walls, a vanity sink unit, and a WC.

Bedroom two is a generous double room with ample space for bedroom furniture, a window to the front aspect with similar views, and a fitted airing cupboard.

Bedrooms three and four are well-proportioned single rooms, ideal as a home office or nursery, both with windows overlooking the rear aspect.

The family bathroom includes an obscure-glazed window to the rear, a bath with shower over and glass folding screen, a pedestal wash hand basin, and a WC.

STEP OUTSIDE



The front of the property boasts a well-maintained lawn complemented by neatly planted shrubs. A double-width driveway provides convenient off-road parking for two vehicles, along with access to the garage. There is also side access leading to the rear garden.

The rear garden features a lawned area bordered by established shrubs and attractive blossom trees, creating a pleasant outdoor setting. A patio area offers the perfect space for outdoor dining and entertaining.

INFORMATION

Postcode: NP25 5DR
Tenure: Freehold
Tax Band: E
Heating: Gas
Drainage: Mains
EPC: C





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 Trafalgar Close as you drive through the cul de sac turn right and right again you'll find number 36.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	69	78
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

2 Agincourt Square, Monmouth, NP25 3BT
 01600 713030
 monmouth@archerandco.com
 www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.