



# MONMOUTH

Guide price **£415,000**



# ST. JUDE

New Dixton Road, Monmouth, Monmouthshire NP25 3PP



Charming three bedroom detached property  
Walking distance of Monmouth town centre  
No onward chain

Situated along the sought-after Dixton Road, this charming detached property boasts three bedrooms, making it an ideal family home. Its prime location offers the added convenience of being within walking distance to nearby schools and amenities.

Within walking distance of this fantastic home are schools, a leisure centre, and every day facilities such as a doctor surgery and shops. But the centre of Monmouth is less than a mile away for an enviable choice of cafes, pubs and restaurants to choose from for meeting up with friends, plus a range of independent and national brand retailers, and sports and leisure opportunities such as cricket, football and a golf club.

The town can boast some of the best schools in the county as well as a location perfect as a permanent base for exploring the stunning Wye Valley Area of Natural Beauty, one of Wales' finest and most appealing areas offering an array of outdoor activities to try and to love, from hiking and biking to rambling and river-based activities.

To wander further afield, should you ever want to leave this fabulous location, and the main road south to Newport, Cardiff, Bristol via the M4 is the A40, and it skirts past the town so access to the main road network could not be easier. The A40 morphs into the M50 in a northerly direction, offering a direct route to Birmingham and The Midlands.



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### KEY FEATURES

- Charming detached three-bedroom home
- Two reception rooms
- Lovely garden with views to The Kymin
- Flat walking distance of Monmouth town
- No onward chain
- Gated driveway and garage



# STEP INSIDE



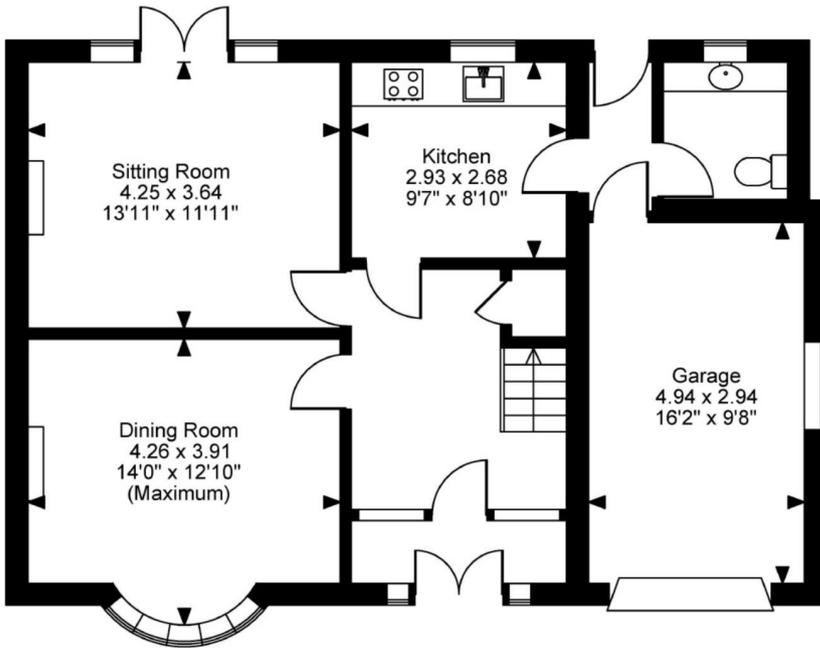
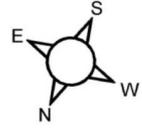
As you step into this delightful home, you are welcomed by a charming porch that leads into the inner hallway. From here, you have access to all ground floor rooms and the staircase to the first floor.

At the front of the property, the bright and airy dining room features a beautiful bay window, a gas fire with an elegant surround, and original details such as picture rails.

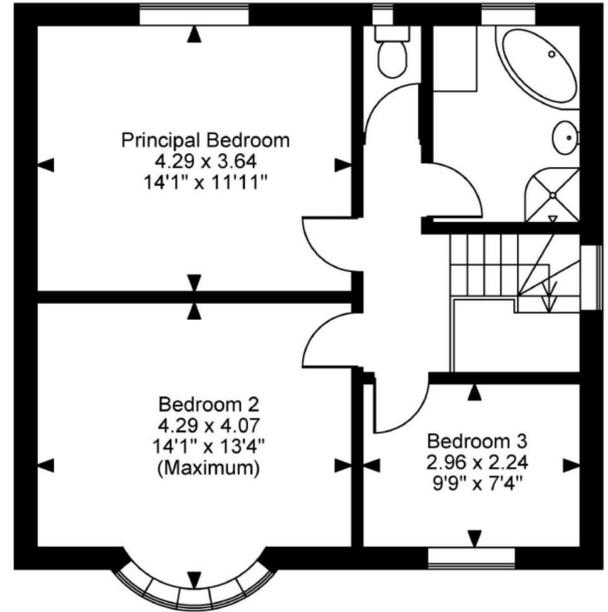
The spacious living room offers a cosy ambiance with another gas fireplace and French doors that open onto the rear garden, allowing natural light to flood the space.

The kitchen, fitted with a range of wall and base units, presents an excellent opportunity for modernisation, allowing you to create a space tailored to your taste. Adjacent to the kitchen, the utility room provides space and plumbing for a washing machine and tumble dryer, along with WC, with access to both the garden and the integral garage

**St. Jude, New Dixton Road, Monmouth**  
**Approximate Gross Internal Area**  
**Main House = 1198 Sq Ft/111 Sq M**  
**Garage = 156 Sq Ft/15 Sq M**  
**Total = 1354 Sq Ft/126 Sq M**



Ground Floor



First Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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Upstairs, the landing leads to three well-proportioned bedrooms. The principal bedroom, positioned at the rear, enjoys stunning views over the garden and towards The Kymin.

The second bedroom is a generous double with a bay window overlooking the front, while the third bedroom is a spacious single.

Completing the home is the family bathroom and a separate WC, offering functionality and comfort for everyday living.

# STEP OUTSIDE



The front of the property features a gated driveway, providing access to the garage and showcasing a charming traditional facade. The well-established rear garden is generously sized, offering a spacious patio area ideal for outdoor entertaining. The remainder of the garden is laid to a level lawn, bordered by mature shrubs and trees, creating a picturesque setting while making the most of the surrounding views.

## INFORMATION

Postcode: NP25 3PP

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: D





## DIRECTIONS

From our Monmouth office, follow the road and at the traffic lights continue straight onto Dixton Road. Continue straight and the property is located on your right.



| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92-100)                                    | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
|   |   | 55      | 79        |

England & Wales EU Directive 2002/91/EC

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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.