

13 Monkswell Road  
Monmouth



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## Monkswell Road, Monmouth

Situated in a very sought-after area, just a flat walk into town, is this very creatively remodelled and beautifully presented 3 bed townhouse. The clever blend of traditional with contemporary creates deceptively spacious luxury accommodation including an impressive open plan kitchen/dining room and a ground floor bedroom with shower room. Spacious off-road parking and a lovely landscaped garden.

### Offers in excess of £475,000 Freehold

Traditionally constructed with cavity walls and two-tone face brick with inset uPVC double glazed windows set beneath a tiled roof with uPVC soffits and guttering. Panelled and French internal doors and coved ceilings to majority of rooms. Three luxury fitted shower/bathrooms. Gas fired central heating with radiators and underfloor heating in the kitchen/dining area.

**From the parking area, the front entrance is under a canopy with wooden surround and a hardwood door with fanlight above into:**

#### **ENTRANCE HALL:**

Staircase to first floor with wooden handrail. French door with matching side panel leading into:

#### **SITTING ROOM: 6.56m x 3.55m (21'6" x 11'8")**

Bay window to front with deep Oak window sill. Fireplace with tiled inset with coal effect gas fire and wooden fire surround with oak mantelpiece. Feature archway. French doors into:

#### **KITCHEN/DINING ROOM: 6.71m x 3.67m (22'0" x 12'0")**

Window to back. Bi-fold doors opening out onto terrace and garden and matching door out to back garden. Feature glazed large cupola above the dining area. Fitted U-shaped wooden worktops with inset Lamona one and a half bowl single drainer sink unit with mixer tap, tiled splashbacks. Inset Lamona five ring gas hob with extractor hood above, tiled surround. Built-in eye level Stoves double oven. Wood panelled units comprising Lamona integrated dishwasher, pull out bin store. Wood panelled effect cupboards and drawers. Porcelain tiled floor. Opening through into:

#### **STUDY AREA: 3.40m x 2.13m (11'2" x 7'0")**

Continuing wooden worktops through an opening from the kitchen with floor cupboards beneath. French door into sitting room. Solid door through to:

#### **SECONDARY INNER HALL:**

Under-stairs storage space. Opening through to Lobby area leading to:

**BEDROOM THREE/SNUG: 2.98m x 2.40m (9'9" x 7'10")**

Window to front.

**ENSUITE SHOWER ROOM:**

White suite comprising corner shower with folding glazed screen. Mira Sport electric shower. Low level WC, basin with mixer tap. Glazed fronted cabinet. Tiling to walls and porcelain floor tiles. Towel radiator and extractor fan.

**Door from the Dining area leading into:****UTILITY ROOM: 4.01m x 1.91m (13'2" x 6'3")**

Wooden worktop with inset single drainer stainless steel sink unit with mixer tap, tiled splashbacks. Space and plumbing for washing machine and dryer. Cupboards and drawers. Space for free standing freezer. Part glazed wooden door to back garden with window either side. Solid door to front.

**FIRST FLOOR:****LANDING:**

Window to back. Built in cupboard with slatted shelving and gas fired Worcester boiler. Walk in wardrobe with hanging rail and shelving.

**BEDROOM ONE: 3.95m x 3.56m (13'0" x 11'8")**

Two windows to front townscape views towards the Kymin. Door into:

**ENSUITE BATHROOM:**

Frosted glazed window to back. White suite comprising painted wood panelled cast bath with shower mixer tap. Tiled surround. Pedestal basin with shelf above. WC with concealed cistern and Heritage bidet. Internal window. Tiling to three walls and porcelain tiled floor.

**BEDROOM TWO: 3.96m x 2.41m (13'0" x 7'11")**

Window to front. Built in double wardrobe with hanging rail and shelving. Access to loft space.

**SHOWER ROOM:**

Frosted glazed window to back. Large walk in tiled shower cubicle with Triton thermostatic shower mixer, sliding glazed screen. Large oval washbasin with mixer tap and tiled splashback, set in vanity unit with cupboards and drawers beneath. Low level WC Tiling to three walls. Porcelain tiled floor and towel radiator.

**OUTSIDE:**

The front of the property has a wide parking and turning area which is laid mainly to chippings with well-maintained flower borders and mixed shrubs, providing discreet screening along the front side. Attached to the side utility there is a covered glazed canopy with wrought iron structure and ornate finishing, providing a gravelled seating area.

The private landscaped garden is set at the back and has been beautifully designed with a gravelled terrace with a low-level brick retaining wall and well stocked planted beds above. Gentle steps have been created to a further sun terrace with slate chippings and path with stone edging leading around further planted beds. Situated to one corner is a garden shed with attractive arched shaped glazed panelled door. Mature hedge along the back boundary with panelled fencing behind. There is a covered storage area on one side adjacent to the utility area.

**SERVICES:**

Mains water, electricity, gas and drainage. Gas fired central heating. Council tax band E. EPC rating C.

**DIRECTIONS:**

From our Office in Agincourt Square, proceed along Priory Street, turning left at the traffic lights onto the Hereford Road. After a short distance just after the left to Osbaston, turn right into Monkswell Road and the property will be found a short distance along on the left-hand side.

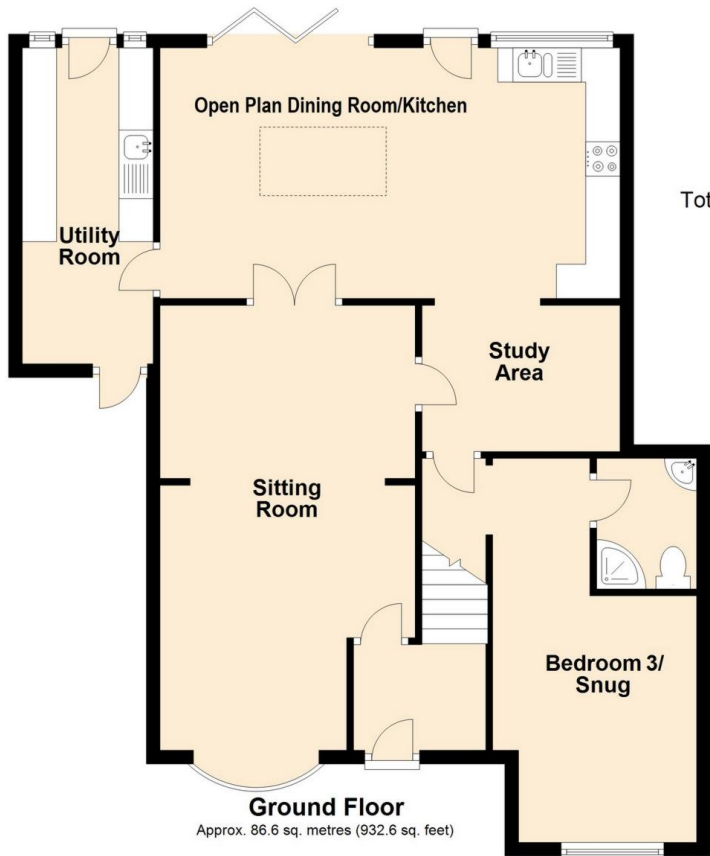
**Roscoe Rogers & Knight would like to draw your attention to the following notes:**

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.









Total area: approx. 137.3 sq. metres (1477.9 sq. feet)

