

**39 Wonastow Road
Monmouth**



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Town and country properties



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This is a rare opportunity to acquire a detached double fronted Victorian family home a short flat walk from the centre of town. Offering versatile accommodation over two floors with 3 double bedrooms and four reception rooms. Set in an extensive corner plot with attractive landscaped gardens and private off-road parking.

Asking price of £520,000 Freehold

Traditionally constructed with a painted rendered exterior and inset mainly wooden framed windows and doors set under pitched tiled roofs. Features include, Contemporary style kitchen, feature fireplaces, low voltage downlighters, picture rails and moulded skirting boards and architraves. Internal doors are part glazed and wooden panelled with a combination of ceramic tiled and wooden effect flooring. A mains gas boiler provides heating to radiators throughout as well as solar panels generating domestic hot water.

The property is approached via the front garden under a feature portico entrance and through half glazed door into:

LIVING ROOM: 5.29m x 3.65m (17'4" x 11'12")

Bay window to front elevation with garden views. Feature brick fireplace with inset wood burner set on a cut stone hearth with wooden mantle above. Arched recesses either side with spotlights and full height display shelving. Secondary door into study and door into:

INNER HALLWAY:

Turning staircase with rope handrail up to first floor landing. Doors into the following:

DINING ROOM: 3.14m x 5.40m (10'4" x 17'9")

Two windows to front elevation into the garden room. Under stairs cupboard with ample storage. Additional storage cupboard with shelving and power. French doors with matching glazed side panels into:

STUDY: 3.69m x 3.51m (12'1" x 11'6")

Bay window to front elevation with garden views and secondary door into living room. Victorian decorative fireplace. Two arched recesses with spotlights and full height display shelving.

GARDEN ROOM: 2.03m x 5.34m (6'8" x 17'6")

Wooden framed and glazed to three side with lean to roof. Double doors accessing sun terrace and rear garden and internal window opening into kitchen.

KITCHEN/BREAKFAST ROOM: 3.20m extending to 6.16m (10'6" x 20'3") x 4.09m (13'5")

Dual aspect windows to side and back elevations with pretty garden views. Three Velux roof lights and part glazed door to side. "L-shaped" wooden work surfaces with inset one and half bowl ceramic sink. Shaker style cream cupboards and drawers set under with integrated fridge and space for washing machine. Four ring electric cooker with decorative tiled splash back and concealed extraction hood over. Matching curved edge wall mounted cabinets. Opening into:

UTILITY ROOM: 1.55m x 1.83m (5'1" x 6'0") Average

Skylight to side elevation. Laminate work top along one wall with inset stainless sink and side drainer with tiled splashback surround. Shelving unit set under with space and plumbing for washing machine/tumble dryer. Wall mounted Worcester boiler and extraction fan at high level. Further space for fridge/freezer. Roof access trap. Door into:

RECEPTION ROOM/BEDROOM: 2.62m x 3.02m (8'7" x 9'11") Average

Window to front and window and part glazed door to back elevation. Recess with full height book shelving. Door into:

SHOWER ROOM:

Window to back. Contemporary suite comprising a low-level W.C, vanity unit with inset ceramic wash basin and tiled shower enclosure with mixer valve and rain shower head. Chrome ladder style radiator.

From inner hallway upstairs to:

FIRST FLOOR LANDING:

Window to back elevation. Decorative metal balustrading. Doors into the following:

PRINCIPAL BEDROOM: 4.27m x 2.93m (14'0" x 9'7") Average

Vaulted ceiling. Three windows to back elevation with pretty garden views. Two fitted wardrobes with hanging rails, shelving and ample storage. Sliding door into:

EN-SUITE:

Restricted head height with skylight to the back elevation. Suite comprising a low-level W.C, pedestal wash basin with mixer taps and fully tiled corner shower cubicle with head on adjustable chrome rail.

FAMILY BATHROOM:

Vaulted ceiling. Windows to back and side elevation. Suite comprising a low-level W.C, pedestal wash basin with decorative tiled splashback and panelled bath with tiled splashback surround. Door into airing cupboard.

INNER HALLWAY: 3.93m x 1.80m (12'11" x 5'11")

Window to front elevation with garden views. Roof access trap. Doors into:

BEDROOM TWO: 3.69m x 3.85m (12'1" x 12'8")

Dual aspect windows to front and side elevation with garden views.

BEDROOM THREE: 3.80m x 3.76m (12'6" x 12'4")

Window to front elevation. Recess with hanging rail, shelving and ample storage.

OUTSIDE:

The front garden is chiefly laid to lawn with shaped herbaceous borders and a paved pathway leading to the main portico entrance. Interspaced raised flower beds well stocked with an array of plants and shrubs. To the side a log storage bay and a series of handy brick-built outbuildings with power and light. A pavestone pathway wraps around the side of the property leading to a sun terrace/seating area, adjacent to the garden room and ideal for alfresco dining. Stone steps lead up to an extensive level lawned area with interspaced mature trees, raised flowers beds and well stocked borders, enclosed on all sides by a low-level stone wall. A metal gate provides access to the rear parking area.

SERVICES:

Mains gas, electric, water and drainage. EPC Rating C. Council Tax band F.

DIRECTIONS:

From our office travel down Monnow Street around the roundabout and over the Monnow Bridge turning right at the lights. At the next roundabout take the first exit and continue up the road for approximately 0.2 miles over the traffic calming measures.39 Wonastow will be found on your left opposite the sign for Victoria Estate.

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 or 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.



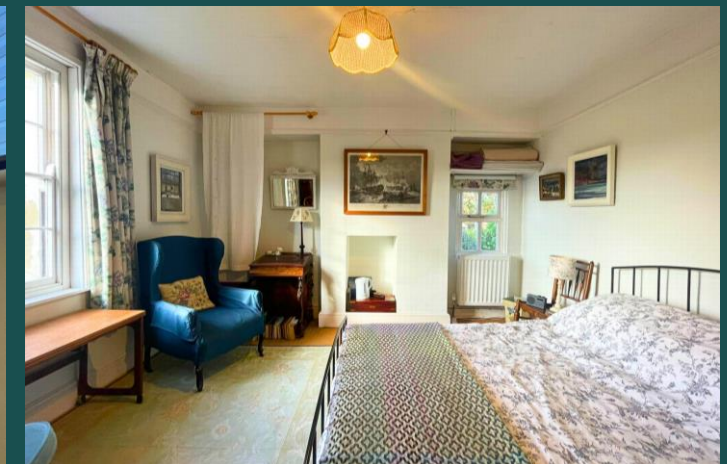
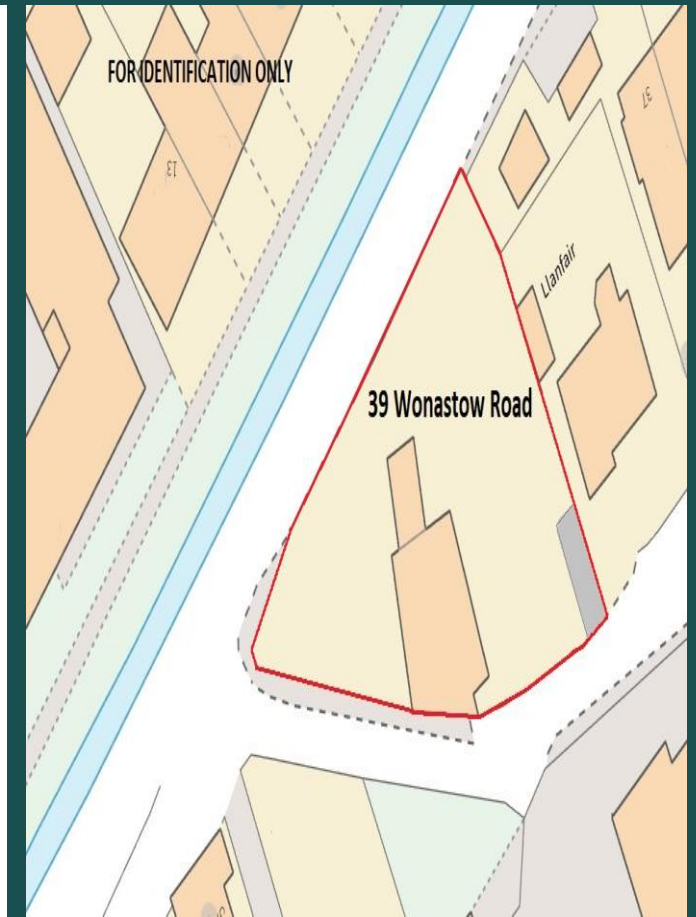
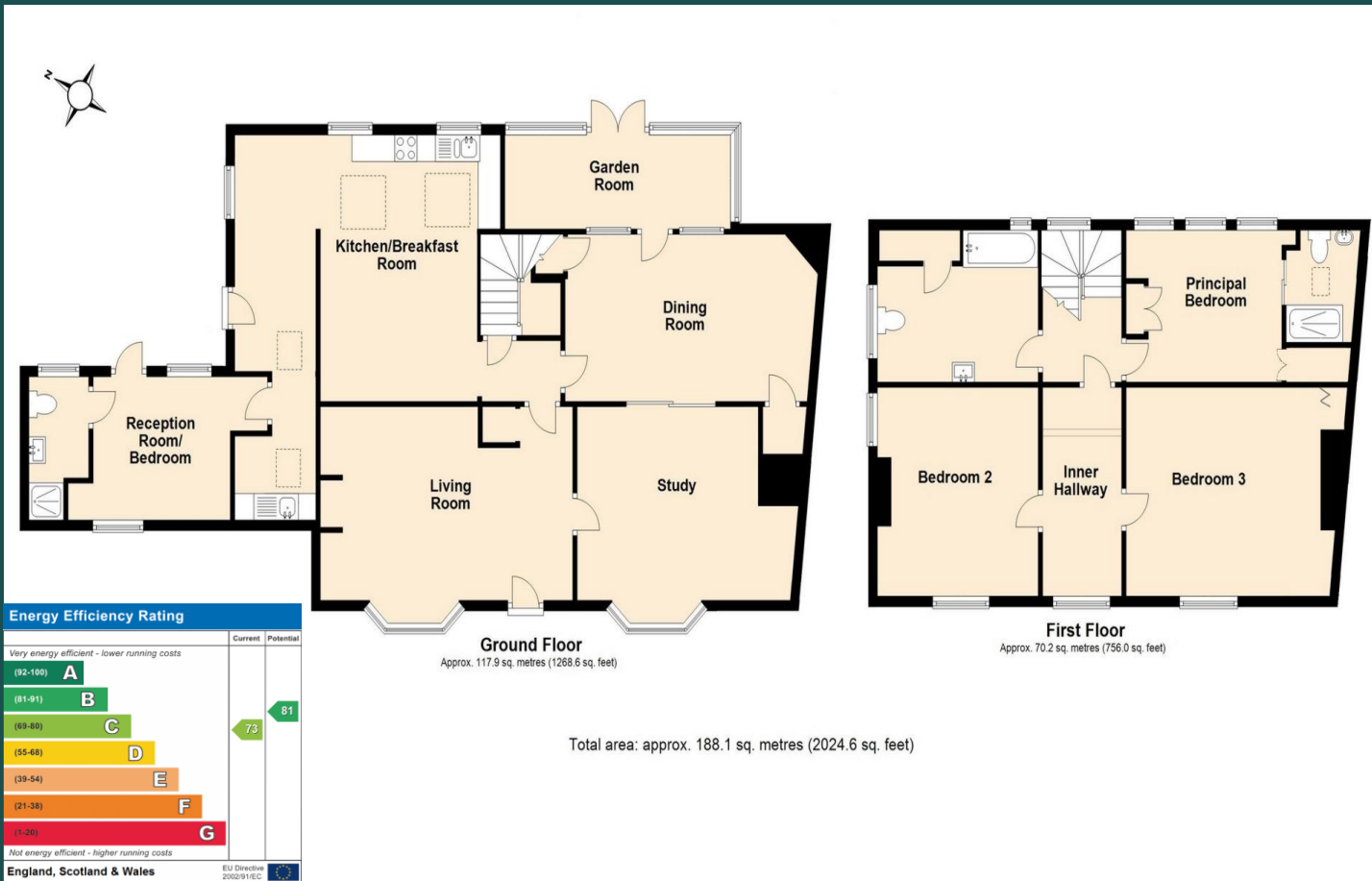




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