



63 Hereford Road
Monmouth


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Town and country properties



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This smartly presented 3 bed, dormer bungalow is ideally located off the popular Hereford Road within easy reach of town and many amenities. Enjoying incredibly bright and spacious accommodation throughout with pretty townscape and countryside views. Beautifully maintained landscaped gardens, ample off-road parking, turning area and a spacious attached double garage.

Asking price of £585,000 Freehold

Traditionally constructed with a painted, rendered and part exposed brick exterior with inset double-glazed leaded and stained-glass windows and part glazed doors set under pitched tiled roofs. Internal features include a feature fireplace, moulded skirting boards and architraves, ceiling roses, wooden panelled doors, exposed beams and a combination of pine boarded, ceramic tiled and carpeted flooring. Thermal solar panels and mains gas boiler providing domestic hot water and heating to radiators throughout.

The main entrance to the property via a wooden panelled door with decorative coloured glass side panels into:

ENTRANCE HALLWAY: 3.96m x 3.16m (12'12" x 10'4")

Staircase with turned newel posts and wooden balustrading up to first floor landing. Doors into the following:

SNUG: 3.34m x 3.93m (10'11" x 12'11")

Window to front elevation. A cozy room with a range of bespoke fitted shelving along one wall.

KITCHEN/BREAKFAST ROOM: 3.95m x 3.11m (12'12" x 10'2") opening to 4.06m (13'4")

Two windows to back with pretty garden views. Rustic style wooden boarded ceiling. "L-shaped" laminate worktop with uprights, inset one and half bowl stainless steel sink and inset four ring Bosch induction hob with concealed extraction hood over. A range of grey high gloss cupboards and drawers set under with two integrated ovens, a fridge and space and plumbing for dishwasher. Complimentary wall mounted cabinets. Opening into:

REAR HALLWAY:

External vertically boarded stable door to back accessing back garden and sun terrace. Wooden slatted concertina doors into:

PANTRY:

Frosted window to side. Shelving along two walls. Space for freezer. Power and light.

UTILITY ROOM:

Window to front and side. Space for fridge/freezer and plumbing for washing machine/tumble dryer. Laminate worktop with tiled splashback surrounds and inset circular stainless-steel sink. Cupboards and drawers set under. Floor mounted Worcester boiler with cabinet set. Tall unit with wooden slatted doors and ample storage.

LIVING ROOM: 5.46m x 3.97m (17'11" x 13'0")

An incredibly bright principal reception room with two stained glass windows to side and French doors with matching side panels to back accessing a raised patio. Feature fireplace set on a slate hearth with open grate gas fire, decorative tiled surround and wooden mantle.

DINING ROOM: 3.96m x 3.98m (12'12" x 13'1")

An incredibly bright room, ideal for entertaining with window to front elevation. Door into:

INNER HALLWAY:

"L-shaped" with windows to front and side. Integrated wardrobe with hanging rails, shelving and storage cabinets above. Doors into the following:

BEDROOM ONE: 4.36m x 3.87m (14'4" x 12'8") Max

Picture window to back with pretty garden views. Integrated wardrobes along one wall with hanging rails, shelving and cabinets above. Door into:

EN-SUITE SHOWER ROOM:

Frosted window to back. A white suite comprising a low level-WC, pedestal wash basin and fully tiled, double width shower enclosure with mixer valve and head on adjustable chrome rail. Chrome ladder style radiator.

FAMILY BATHROOM:

Frosted window to side. A white contemporary suite comprising a low-level WC, pedestal wash basin, bath with mixer tap and fully tiled double width shower enclosure with wall mounted mixer valve and head on adjustable chrome rail. Tiling to all walls at half height.

BEDROOM TWO: 4.37m x 2.93m (14'4" x 9'7")

A double bedroom with window to side elevation. Roof access hatch.

From entrance hallway upstairs to:**FIRST FLOOR LANDING:**

Doors into the following:

BEDROOM THREE: 4.00m x 5.00m (13'1" x 16'5")

Vaulted ceiling with dormer windows to back and front and Velux skylight to side. Three doors into under eaves storage.

EN-SUITE BATHROOM:

Vaulted ceiling. A white suite comprising a low-level WC, pedestal wash basin and bath with shower over. Two doors into under eaves storage.

OUTSIDE:

The property is approached via a key block driveway complemented by herbaceous borders, leading to a large parking/turning area and supplying access to:

ATTACHED DOUBLE GARAGE:

Two up and over garage doors to the front. Concrete base. Power and light. Electric charging points externally and internally.

At the front, stone steps lead down to a pathway that winds around two sides of the property. The main garden is at the back of the property with a spacious sun terrace perfect for alfresco dining whilst taking full advantage of the pretty garden views. The extensive lawned area is bordered by raised flower beds, lush shrubs and mature trees thoughtfully spaced throughout. A raised patio, directly accessible from the living room, offers an inviting spot for outdoor relaxation. The property's boundaries are combination of brick and stone walls, complemented by wooden fencing.

SERVICES:

Mains gas, water and electric. Private drainage system. Council Tax Band G. EPC Rating D.

DIRECTIONS:

From our office in Monmouth, proceed towards the traffic lights and turn left up Hereford Road. Pass the Haberdashers School and the property can be found on the corner of the turning on your left down to the Vineyard.

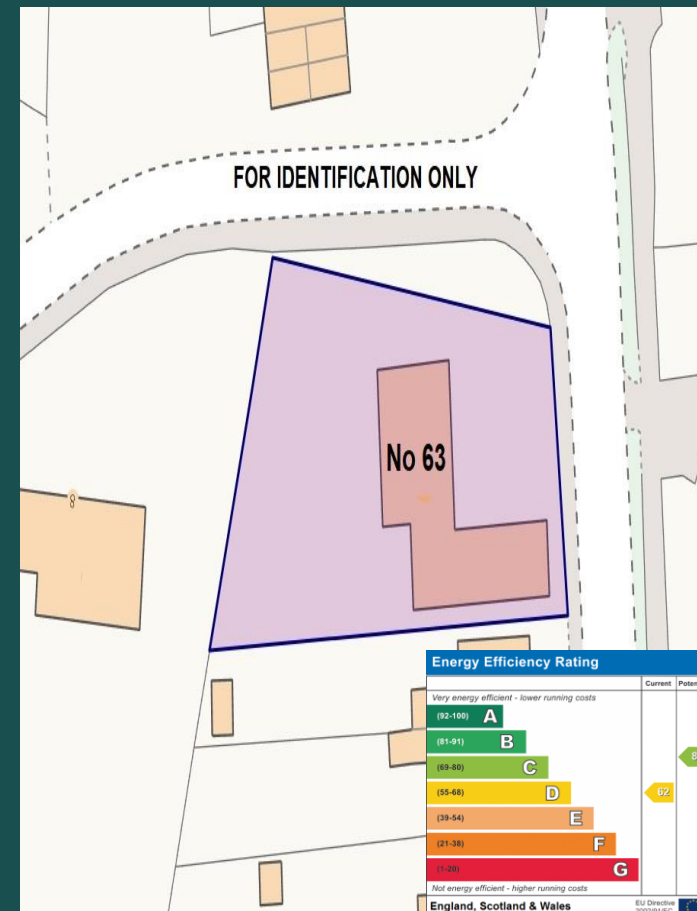
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- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that 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.









Telephone: 01600 772929

3 Agincourt Square, Monmouth, Monmouthshire, NP25 3BT

www.roscoerogersandknight.co.uk