



12 St Dials Close, Monmouth. NP25 5EE
£350,000
Tenure Freehold

- SPACIOUS DORMER STYLE DETACHED HOME
- VERSATILE FAMILY ACCOMMODATION WITHIN EASY ACCESS OF TOWN CENTRE
- ENTRANCE HALL
- GOOD SIZE LOUNGE
- SITTING ROOM/STUDY
- 4 BEDROOMS
- GROUND FLOOR BATHROOM
- KITCHEN OPENING TO CONSERVATORY
- DRIVEWAY, GARAGE & ENCLOSED REAR GARDEN
- NO CHAIN

Situated on this private close lying off Wonastow Road, this spacious detached property offers versatile family accommodation benefiting from a secure, private enclosed rear garden and lies within easy access of Monmouth town which is a short level walk.

In brief, the accommodation comprises:

To the ground floor: An entrance hall with stairs to the first floor, having storage beneath, leads to a good-size lounge with a picture window to the front. A sitting room/study leads onto a 3rd bedroom with a further separate 4th bedroom providing the possibility of an additional reception room. The modern kitchen is fitted with a range of wall and base units with a breakfast bar looking into the conservatory. A modern ground floor bathroom leads off the main hallway.

To the first floor: A landing with a large airing cupboard leads to 2 double bedrooms.

Outside: A long driveway leads past a lawned garden to a canopy car port and garage. To the rear: Pathways extended to secure side access. A level, lawned garden, enjoys a sunny aspect leading to a raised deck, enclosed by fencing.

Services:

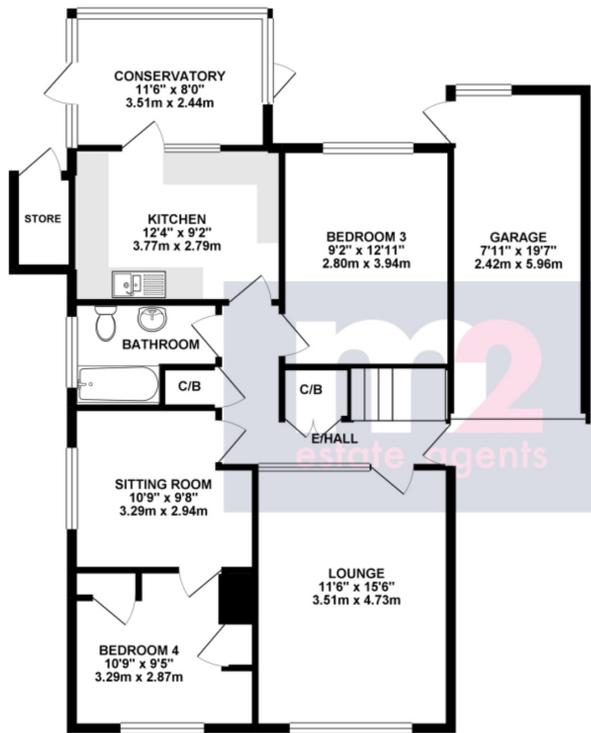
All mains services connected

Council Tax Band:

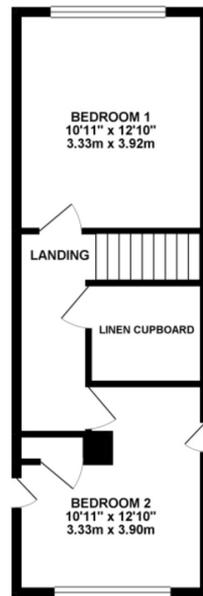
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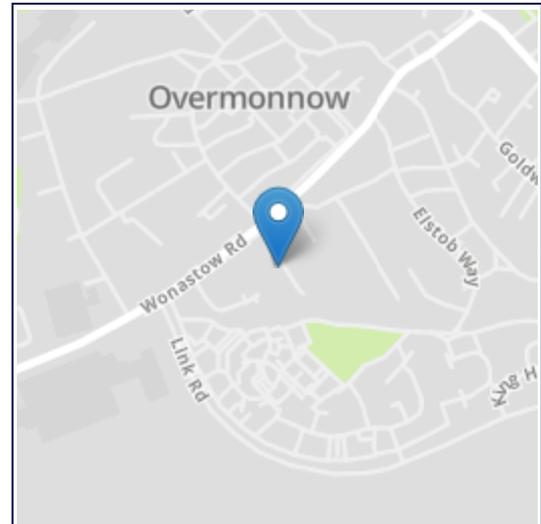
GROUND FLOOR 1035.71 sq. ft.
(96.22 sq. m.)



1ST FLOOR 382.90 sq. ft.
(35.57 sq. m.)



TOTAL FLOOR AREA : 1418.61 sq. ft. (131.79 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Hesign 65202



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | | |
| A | | |
| (81-91) | | 84 |
| B | | |
| (69-80) | 72 | |
| C | | |
| (55-68) | | |
| D | | |
| (39-54) | | |
| E | | |
| (21-38) | | |
| F | | |
| (1-20) | | |
| G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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I/We acknowledge that I/we have read and understand your terms letter and that these property (12 St Dials Close, Monmouth, NP25 5EE) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____