



11 Almshouse Street Monmouth, Monmouthshire NP25 3DE

A delightful, beautifully presented Grade II listed townhouse situated in a prime, central location within walking distance of Monmouth town centre.

- Excellent location opposite Monmouth School for Boys • Four bedrooms and three bathrooms •
- En-suite to master bedroom • Modern kitchen with central island •
- Underfloor heating to the kitchen and sitting room •
- Pretty courtyard garden •



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11 Almshouse Street

Monmouth, Monmouthshire NP25 3DE

11 Almshouse Street is a deceptively spacious, Grade II listed townhouse that has been lovingly upgraded in order to create the wonderful home it is today. There are three floors of accommodation with four bedrooms and three bathrooms. Modern features such as underfloor heating compliment original character features. The property is within walking distance of all the amenities Monmouth town centre has to offer.

Location & Situation

Monmouth town centre boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, and recently rebuilt state of the art Monmouth Comprehensive School. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities.

Golf can be played at Monmouth Golf Club and The prestigious Rolls of Monmouth Golf Club both a short drive away from the property.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away. The Brecon Beacons National Park is located to the North of Abergavenny, Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.

Approximate Distances from 11 Almshouse Street

- Monmouth 0.2 miles
- Abergavenny 18.2 miles
- Chepstow 16.4 miles
- Newport 26.3 miles
- Cardiff 38.9 miles
- Bristol 46.8 miles
- London 138.7 miles
- Bristol Airport 51.5 miles
- Cardiff Airport 52.4 miles
- Birmingham Airport 77.2 miles
- Chepstow Train Station 17.2 miles
- Abergavenny Train Station 17.5 miles
- Bristol Parkway Train Station 42.0 miles



11 Almshouse Street Residence

The entrance hall has an original red brick floor and plenty of space for storing shoes and coats. A door opens into a cloakroom that has space for white goods.

The kitchen is modern and has concrete effect base and wall units. Integral appliances include a five ring gas hob with splashback and extractor fan, microwave oven, fan oven and dishwasher. There is space for an American style fridge freezer and a washing machine. The Potterton boiler is located inside one of the kitchen cupboards. A feature in the kitchen is a central island with stainless steel one and a half sink and drainer with a waste disposal unit. The island also has a breakfast bar allowing for dining and entertaining in the kitchen. A large window overlooks the rear courtyard and French doors open out to the rear garden. Underfloor heating in the kitchen carries on through to the sitting room.

The cosy sitting room has an arched red brick fireplace with space for a wood burning stove. There is a window to the front aspect.



A staircase in the kitchen with a rope handrail leads up to the first floor landing.

The master bedroom is located on the first floor and has a window to the rear overlooking the rear courtyard. It boasts a spacious en-suite shower room. The shower room has a shower cubicle with a concertina door, hand-held shower and a mini waterfall shower. It has a 'floating' w.c and a wash-hand basin on top of a vanity unit. The shower room overlooks the front aspect.

There is a second bedroom on the first floor which is currently used as a dressing room.

The first floor bathroom has a white bath with a hand-held retractable shower attachment, Sottini wash hand basin with wall mounted taps and a vanity unit, a 'floating' w.c and a heated towel rail.

A staircase from the landing leads up to the second floor. The second floor landing is spacious and could be used as an open study or similar.



There are two bedrooms on the second floor each having a window overlooking the front aspect. The second floor bathroom has a separate shower cubicle with waterfall and hand-held showers, a 'floating' w.c and a wash hand basin with a vanity unit and a heated towel rail.

Outside

The property has a pretty rear courtyard with a raised deck with spotlights that is perfect for al-fresco dining during the summer months. There is space to the rear of the courtyard for storage. Raised beds are used to grow herbs and strawberries.

The property is within walking distance of everything Monmouth town centre has to offer and there is an opportunity to apply to the council for one parking permit. On street parking is available locally.



Services

11 Almshouse Street benefits from mains electricity, mains gas, mains water and mains drainage.

Fixtures & Fittings

All fixtures and fittings in 11 Almshouse Street are excluded from the sale but may be available by separate negotiation.

Tenure

Leasehold with a 999 year lease dated from 26th April 2013.

Local Authority

Monmouthshire Council. Telephone: 01633 644644.

11 Almshouse Street is classified as Band E for Council Tax.

Wayleaves, Easements & Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and any public and private rights of way that exist, whether or not, they are specifically referred to these particulars.

Sale Method

The Property is offered for sale by Private Treaty. The Vendor and Selling Agents reserve the right to sell the property by Informal Tender, or Auction, at a later stage to conclude the sale process.

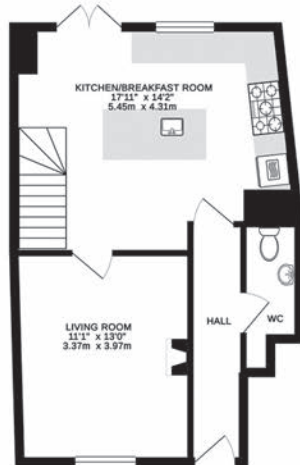


11 Almshouse Street

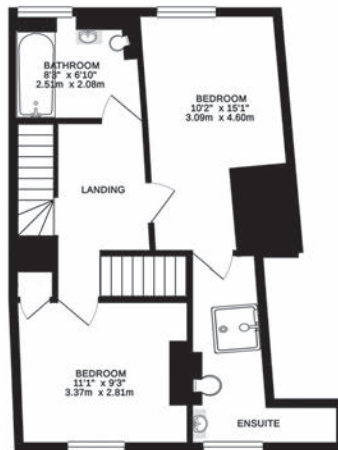
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Floorplan

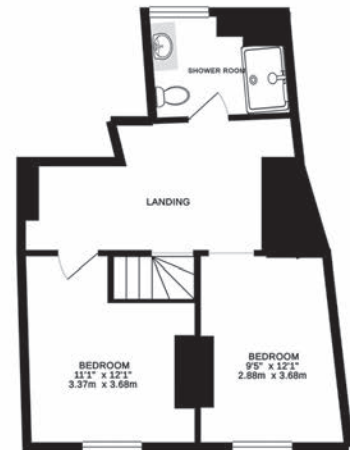
GROUND FLOOR 451 sq. ft.
(41.9 sq. m.)



1ST FLOOR 460 sq. ft.
(42.8 sq. m.)



2ND FLOOR 414 sq. ft.
(38.5 sq. m.)



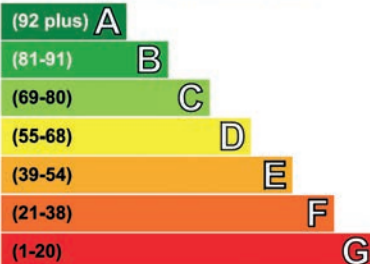
TOTAL FLOOR AREA: 1326 sq. ft. (123.2 sq. m.) approx.

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.
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EPC

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
35	76

Directions

From Monnow Street in Monmouth town centre stay on the B4293 heading towards Dixton Road. At the traffic lights turn right on to the A466. Stay on this road staying right heading towards The Queens Head public house, continue over the junction towards The Blake Theatre. The property can be found on the right.

Viewings

Strictly by appointment with Powells – 01600 714140.



Singleton Court Business Park, Monmouth, NP25 5JA

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