



## 21 THE GARDENS

MONMOUTH | MONMOUTHSHIRE

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21 THE GARDENS IS AN EXTREMELY LIGHT AND AIRY PROPERTY WITH A SIMPLY STUNNING INTERIOR. NO EXPENSE HAS BEEN SPARED WHEN FITTING THE BESPOKE KITCHEN. THE PROPERTY IS TUCKED AWAY ON THE GENTLE SLOPES OF MONMOUTH ALLOWING FOR BEAUTIFUL VIEWS. IT IS CONVENIENTLY LOCATED CLOSE TO HABERDASHERS MONMOUTH SCHOOL FOR GIRLS AND EVERYTHING MONMOUTH TOWN CENTRE HAS TO OFFER. IT IS A PROPERTY THAT MUST BE VIEWED AS YOU CANNOT FORM A TRUE IMPRESSION OF IT FROM THE ROAD.

- Dormer bungalow with a stunning bespoke kitchen designed and fitted by Cymru Kitchens •
- Master bedroom on the ground floor and two bedrooms on the first floor •
- Two bathrooms plus a cloakroom •
- Spacious front to back sitting room with wonderful views of The Kymin and the rear garden •
- Family room with woodburning stove and bi-fold doors opening out onto a superb veranda •
- In total, the plot size approaches a quarter of an acre •
- Well-manicured rear garden with raised deck and fabulous pond, views can be admired from here •
- Outstanding position close to all the facilities Monmouth has to offer •
- Gated entrance, ample off-road parking and a detached garage •
- The property currently boasts Fibre Halo 1 BT broadband •

The Forest of Dean 10.5 miles • Ross On Wye 10.5 miles • Chepstow 17.7 miles • Abergavenny 18.4 miles • Gloucester 28.6 miles • Cardiff 38.4 miles • Bristol 46.7 miles • Cheltenham 51 miles • London 140.9 miles • Cardiff Airport 51.1 miles • Bristol Airport 51.5 miles • Birmingham Airport 77.1 miles • Lydney Train Station 14.0 miles • Abergavenny Train Station 17.4 miles • Chepstow Train Station 17.7 miles  
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact.  
Your attention is drawn to the Important Notice on the last page of the text.



## LOCATION & SITUATION

There are good connections to the main road network with the property being a short drive from the A40. From here the property is within easy reach of major cities such as Cardiff, Bristol, Gloucester and Cheltenham.

Monmouth 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. There are many primary schools, doctors surgery, dentists and a bus stop all within easy reach. 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.

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.

## THE PROPERTY

21 The Gardens has been lovingly improved with no expense spared over the last few years. This property is extremely light and airy throughout due to the vast number of windows and glazed doors throughout the property. The windows overlooking the front aspect have wonderful views towards The Kymin.

Steps lead up to the main entrance porch and a door opens into the entrance hall. Engineered oak flooring runs through the entrance hall, a theme continuing throughout much of the property.

A magnificent bespoke kitchen was fitted in 2019 by Cymru Kitchens. There are a range of units to include a dry larder with retractable doors, sensor light and shelving and a variety of soft close drawers in colours of Mouse Back and Skimming Stone. Complimenting the cupboards is a matching moveable central island. A Corian and stainless-steel sink with Quooker tap providing instant hot water has been set into a Corian work surface under the window overlooking the veranda. Integral appliances include two self-cleaning ovens, induction hob with ceramic splashback and extractor fan above, fridge freezer and dishwasher. No stone has been left unturned when designing this kitchen, there are even integral recycling bins and USB points incorporated into the plug sockets. The original pantry has been retained although the door has been replaced with a soft close door matching the kitchen cupboards.

Adjoining the kitchen is the breakfast room with a window overlooking the veranda at the front of the property. There are external doors to both the front and rear gardens. Doors open to a cloakroom and a storage cupboard.

Step through into a family room with vaulted ceiling and exposed Welsh oak A frame. It is a fabulous, all seasons entertaining space. Bi-fold doors can be opened connecting this room with the outdoor entertaining area and veranda, creating one





large entertaining area during the summer months. During colder spells there is a woodburning stove inside and an external, wall mounted heater that allow the whole space to be used all year round.

At the rear of the family room is a wooden latch door that opens to reveal a handy utility room. There are a range of cream base and wall units, a moulded sink and drainer, space for a washing machine and dryer, a window to the rear aspect and a UPVC stable door opening out to the rear garden. The Worcester boiler can be found discreetly hidden inside one of the cupboards.

The sitting room runs the entire length of the property allowing for a comfortable seating area and a formal dining area. Dual aspect windows and French doors allowing light to flood into the room. The Wiking woodburning stove provides an additional heating source during the winter months but also makes an attractive focal point in the room. The French doors allow for a wonderful view of the pond and waterfall.

The master bedroom is located on the ground floor. It has two fitted Sharps wardrobes and two large windows allowing an incredible amount of light to enter the room and delightful views towards The Kymin.

Next to the ground floor bedroom is a shower room. The shower room has a walk-in shower with glass screen and both waterfall and hand-held showers. Mandarin Stone tiles can be found on the floor and walls. There is a white w.c and a wash hand basin with a vanity unit below. Above the wash hand basin is a light with a 'hidden' shaver point.

From the sitting room stairs lead up to the first floor. There is some restricted head height on the first floor. The landing has a Velux style window and storage in the eaves. Wooden latch doors lead to two bedrooms and a bathroom. Bedroom 2 has a delightful view across the rooftops towards The Round House at the top of The Kymin while bedroom 3 has Velux windows and storage in the eaves.

The bathroom has a white suite comprising of a bath, wash-hand basin with vanity unit and a heated towel rail. Monmouthshire County Council have approved planning permission for a dormer window for the first floor bathroom. This permission is valid until 12th April 2023.

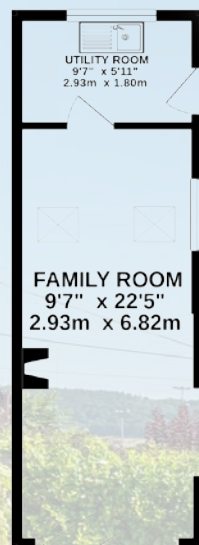
## OUTSIDE

The property is located on Monmouth's gentle slopes within walking distance of all the facilities Monmouth has to offer.

Gates open on to a tarmac driveway with off-road parking for several vehicles. Either side of the driveway are attractive flower borders with mature plants, shrubs and three apple trees. There are several ways to access the property, steps lead up to the front porch or steps lead up to the front Indian stone patio and entertaining area. A stunning aluminium veranda with toughened glass roof covers this space so it can be utilised all year round. A wall mounted heater heats the area during the colder months. Wonderful views can be admired from both the front and rear gardens.



## FLOORPLAN



GROUND FLOOR  
1354 sq.ft. (125.8 sq.m.) approx.

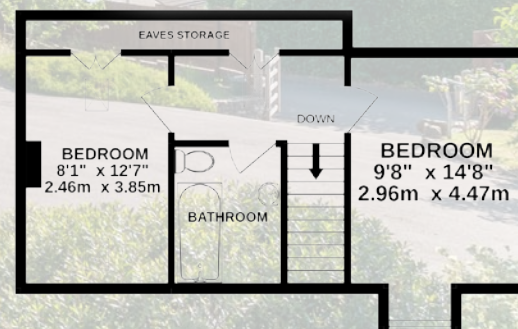


TOTAL FLOOR AREA : 1738 sq.ft. (161.5 sq.m.) approx.

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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1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



GARAGE  
15'11" x 8'5"  
4.85m x 2.58m

While away the hours on the raised deck at the rear of the property overlooking the tranquil pond and waterfall. There is space for a barbecue in this area. Behind the raised deck are mature, well stocked borders with a variety of rose bushes and tall White Birch trees providing some privacy from Haberdashers Monmouth School for Girls located immediately behind the property. Stepping stones lead to a further raised deck, providing space for a hot tub.

The property benefits from having a garage, storage shed / workshop and a log store.

## KEY INFORMATION

**Services:** Mains gas, electricity, water and mains drainage.

**Wayleaves, Easements and Rights of Way:** The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

**Fixtures and Fittings:** Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

**Council Tax Band:** F

**Local Authority:** Monmouthshire County Council. Telephone 01633 644644

**Viewings:** Strictly by appointment with the selling agents.

**Directions:** From Monmouth head towards the A40 Monmouth roundabout exiting onto Dixton Road. When you reach the traffic lights turn right and drive up Hereford Road until reaching the entrance to Haberdashers Girls School Monmouth. Just before the school turn right into The Gardens, continue where you will find the property on the left.

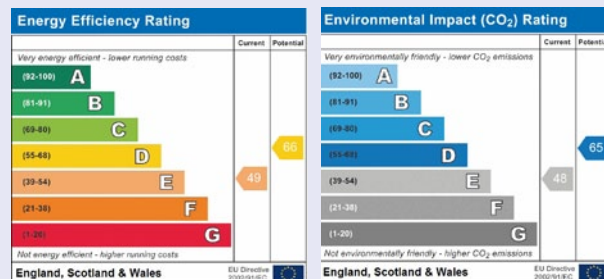
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