



42 TRAFALGAR CLOSE

MONMOUTH | MONMOUTHSHIRE

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AN IMMACULATLY PRESENTED, FOUR DOUBLE BEDROOM FAMILY HOME LOCATED IN THE HIGHLY DESIRABLE ROCKFIELD ESTATE ON THE EDGE OF MONMOUTH TOWN CENTRE. IT BOASTS A SPACIOUS KITCHEN / DINING AND FAMILY ROOM, STUDY, 4 BEDROOMS, 3 BATHROOMS, INTEGRAL DOUBLE GARAGE, AND OFF-ROAD PARKING.

- Attractive, detached four-bedroom David Wilson family home •
- Spacious immaculately presented kitchen / dining and family room •
 - Spacious principal bedroom with ensuite shower room •
 - Luxurious family bathroom and 2 ensuites •
 - Lawned garden with mature flower beds •
 - Integral double garage and off-road parking •
- Walking distance to local amenities which Monmouth town has to offer •
 - Cul-de-sac location •

Distances from 42 Trafalgar Close

Monmouth 1.5 mile • Raglan 8.6 miles • Ross on Wye 12.9 miles
Usk 14.2 miles • Chepstow 17.1 miles • Abergavenny 18.1 miles
Hereford 22.1 miles • Bristol 33.6 miles • Cardiff 36.7 miles
London 141.4 miles • Cardiff Airport 51.4 miles • Bristol Airport 51.9 miles
Birmingham Airport 79.9 miles • Abergavenny Train Station 17.1 miles
Chepstow Train Station 17.0 miles
Bristol Parkway Station 29.0 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

The Rockfield estate is a popular well regarded housing estate located on the edge of Monmouth. It is within walking distance of Monmouth town. The town boasts excellent schools including Haberdashers independent boys and girls school, 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. The River Wye flows through Monmouth and is a popular tourist attraction offering canoeing, kayaking and rowing.

Excellent road connections exist at Monmouth, with the nearby A40 / A449 providing access to the M4 / M50 and M5.

Raglan village is located just over 8 miles from the property, and the village offers a number of local amenities, including village shop, butchers, doctors' surgery, pharmacy, post office, public houses and the highly regarded Beaufort Hotel & Brasserie. Raglan also benefits from a modern Primary School.

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 are all easily accessible.

THE PROPERTY

Step into the entrance hall a practical space for hanging coats and storing shoes. The hallway leads to the open plan kitchen / dining and family room which certainly has the 'wow factor'. The kitchen comprises of both grey and white gloss wall and base units with a push to open mechanism. Integral appliances include two BOSCH ovens, electric hob, NEFF extractor fan and fridge freezer. A composite one and half sink with drainer sits underneath the window with views of the rear garden. The breakfast bar can accommodate 3 people comfortably. There is also space for a large dining table.

The utility room is located next to the kitchen. There is a sink with drainer and space for further white goods. This room houses the boiler. An external door leads out to the side passage.

The sitting room / family room is the perfect space for entertaining guests. This space certainly is the 'hub' of the home. An electric fire is a fabulous feature during the winter months. Sliding doors lead out to the rear garden, making this room extremely light and airy.

The cloakroom is situated underneath the stairs and comprises of a w.c and a pedestal wash hand basin. There is also further space for storage. An adjacent cupboard to the cloakroom, provides another useful space for extra storage.





There is a further reception room which is currently utilised as a study, it is a versatile room which could be used as a home office or playroom.

The ground floor benefits from a large integral garage, currently utilised as a storage room. There is potential subject to any necessary planning consents for any purchaser to convert in to another reception room.

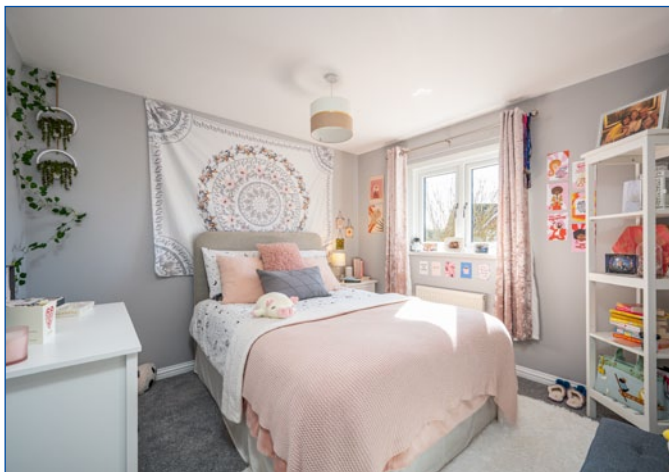
Upstairs, there are four bedrooms and a family bathroom. The landing is spacious, with a storage cupboard.

The principal bedroom is beautifully dressed and very spacious. There is an ensuite which comprises of a w.c, wash hand basin with a large vanity unit and shower cubicle.

Bedroom 2 is currently utilised as a dressing room. Pleasant views of the rear garden can be appreciated from this bedroom. There is an ensuite which comprises of a w.c, wash hand basin with vanity unit and a shower cubicle.

Bedrooms 3 and 4 are both double rooms and overlook the front and rear gardens respectively.

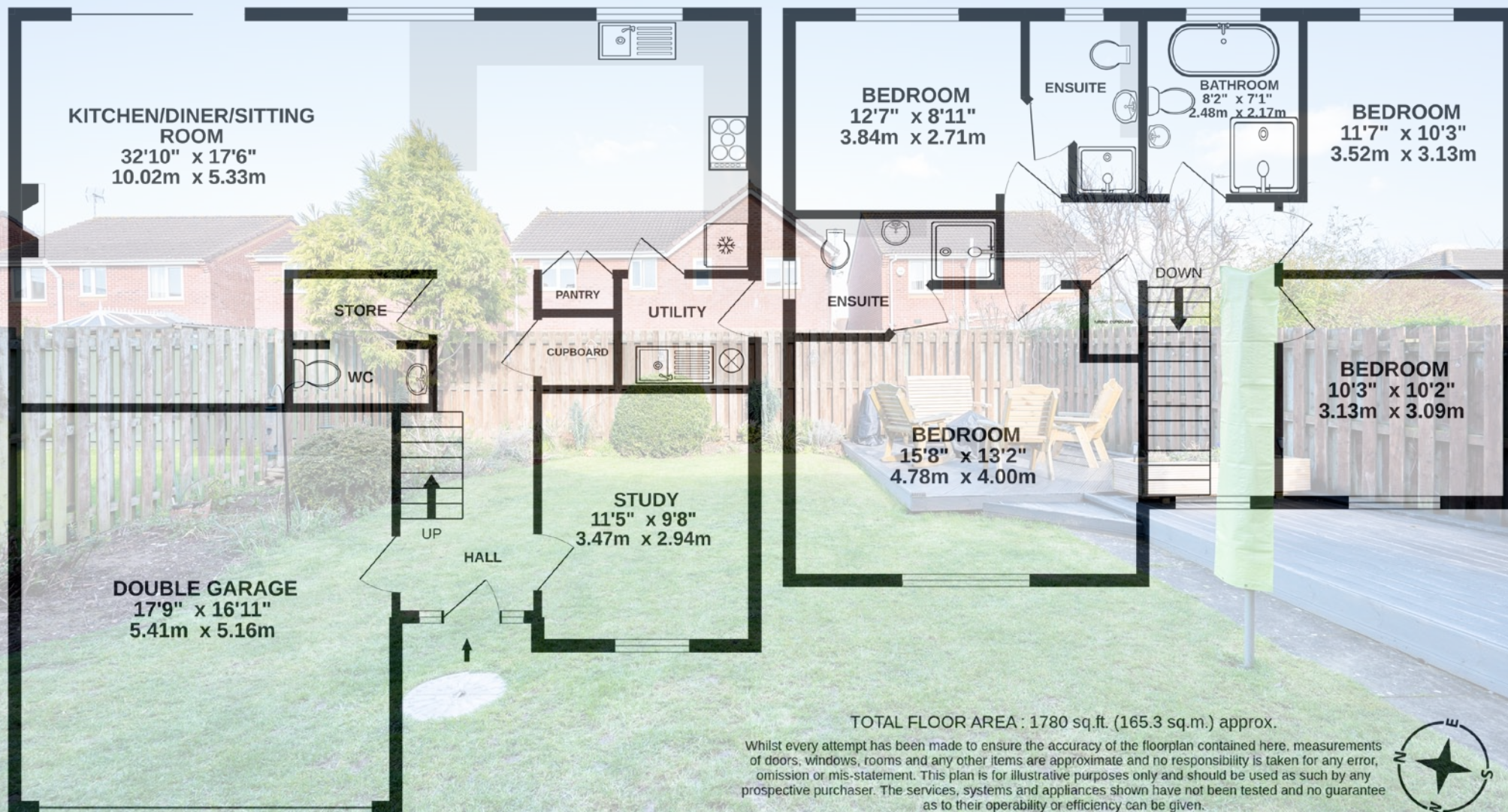
The family bathroom has been upgraded by the current vendors. It comprises of a freestanding bath, twin shower cubicle, wash hand basin with vanity. There is also a shelving unit.



FLOORPLAN

GROUND FLOOR
1032 sq.ft. (95.9 sq.m.) approx.

1ST FLOOR
748 sq.ft. (69.5 sq.m.) approx.



OUTSIDE

The property is set back from the road, with off-road parking at the front aspect for two cars. The garage is accessed via an up and over door. A gate at the side of the property provides access to the rear garden.

To the rear of the house is a decking area, ideal for al-fresco dining during the summer months. The rest of the garden is laid to lawn, bordered with flower beds and enclosed with fencing.

KEY INFORMATION

Services: Mains electricity, gas, water and 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.

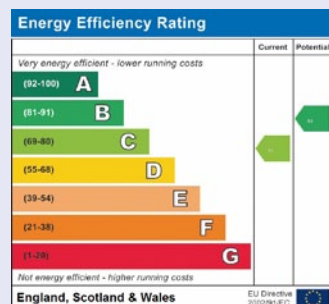
Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: G

Local Authority: Monmouthshire County Council. Telephone 01633 644644

Viewings: Strictly by appointment with the selling agents

Directions: From the Shell Garage in Monmouth, proceed along the B4293, going straight over at the traffic lights. At the roundabout, (with the Green Dragon on your left) go straight over. At the next roundabout take the 2nd exit. Continue along this road, until reaching the next roundabout. Take the second exit, passing CoOp on your right handside. Proceed along here, and at the next roundabout, take the first exit. As you enter Kingswood Road, Trafalgar Close will be the third junction on your right. The property will be the 3rd property on your right handside.



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