

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Ty Gwyn Dixon Road, Monmouth

£750,000

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About the property

Situated within an established level setting on the edge of the Town centre, individually designed with impressive eco-friendly concepts, such as air source heating and extensive PV and thermal roof panels, currently providing additional revenue. The immaculately presented accommodation is approached via the pretty side Entrance Porch which leads into the Reception. Benefitting from underfloor heating to the ground floor and radiators to the first floor, which is approached via an attractive central dog legged staircase with Lift alongside, suitable for wheelchair access. The updated quality specification comprises; fitted Cloakroom, Sitting Room with attractive Oak flooring, French door leading out to the rear garden and feature fireplace with inset log burner. Stylish open plan fitted Kitchen with the Dining Area enjoying half glazed dual aspect and door leading out to the front garden. In addition, there is an excellent Utility area with adjacent lobby/rear porch with rear door. On the first floor, the galleried Landing features a high vaulted ceiling, there is also a deep built-in airing cupboard. There are two updated Shower Rooms and three well proportioned Bedrooms, two with a good range of fitted wardrobes, the principal room enjoys a dual aspect, appreciating distant views of St Mary's Church spire and across to the Round House at The Kymin. The beautifully landscaped lawned gardens are well stocked with seasonal plants creating interest, colour and texture.

Accommodation

Entrance Porch

Half glazed, with windows featuring a dual action movement window.

Reception Area

Oak flooring and attractive wooden doors to following;

Cloakroom

W.C., and wash basin. Tiled floor, water pipes and drainage in place for additional shower/wet room.

Sitting Room

Fine room overlooking the picturesque rear garden and lily pond. A character focal fireplace has been created, within the wide recessed area (former study area) with charming inset wood burner.. Oak wood flooring and central glazed door leading out to nearby terrace. Secondary door through to:

Kitchen With Dining Area

Range of modern tastefully fitted base and wall mounted cabinets with soft closing drawers. Work surface incorporating sink and window to front aspect. Integrated Neff induction hob and built-in eye level double oven, along with dishwasher and fridge/freezer. Opening through to the Dining Room Area, splendid room designed with glazed windows to front and side aspect, catching a glimpse of The Kymin. Door leading to outside with nearby kitchen garden/raised beds.





Utility Room

Sizeable area, providing ideal Laundry/ironing room. With sink and cupboard space. Heating system also provides zoned controls. Exceeding the general usage, the owners receive additional income from their 18 PV and two thermal panels. Emphasizing the efficiency of the modern design capabilities considered at such time.

Rear Porch/Lobby

Ideal hobbies area, with windows to rear and access to the garden and log store.

On The First Floor

Galleried Landing

Feature Scandinavian style exposed wooden vaulted ceiling. Concealed Lift area. Wooden doors to following:

Principal Bedroom

Fitted range of wardrobes. Triple aspect, including view of local church spire and across the Kymin countryside to the front aspect.

Shower Room

Luxurious dual aspect room, with larger than average shower cubicle. Fitted contemporary vanity units with inset basin. W.C. with concealed cistern, vertical radiator.

Bedroom 2

Fitted wardrobes along one wall. View above rear garden.

Bedroom 3

Dual aspect located to the far side of the house.

Shower Room

Modern suite comprising Shower, pedestal wash basin and W.C.

Outside

The property is approached via a shared entrance with one neighbour. The garden and ground are set to the left of the driveway. With private parking bay within the grounds set to the front boundary. Mature trees conceal a useful composting area which is planted with Spring bulbs. The front lawned garden has a gentle path with an abundant flower and rose border leading up to the entrance porch. Set to one side there is a block paved area, ideal for placing relaxation seats.

Rear Garden

A gate leads around either side of the property, with an area of the garden designated to manageable raised vegetable beds with low maintenance gravel surround, useful greenhouse, convenient water butts, conserving natural rain water. Lawned area with inset paved patio/terrace for outdoor furniture. Pretty sunken fish pond with water lilies and rockery surround. Delightful plants and shrubs creating a tranquil environment. There is a covered wood store and garden shed.



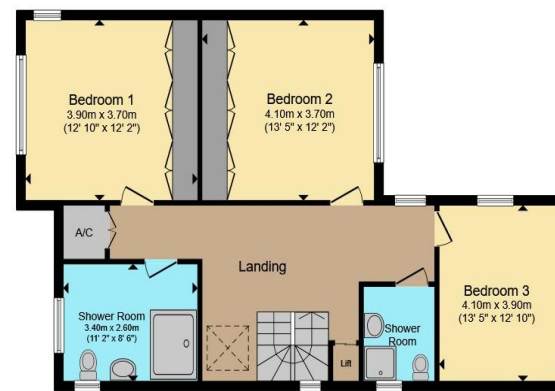


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Ground Floor



First Floor

Total floor area 175.2 m² (1,886 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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