



## 35 Cinderhill Street, Monmouth, NP25 5EY

£260,000 Freehold

End-of-Terrace Property • Many Character Features • Two Reception Rooms • Two Bedrooms and Attic Room • Bathroom and Shower Room • Enclosed Rear Garden



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A characterful, two bedroom end-of-terrace cottage situated in a convenient location for Monmouth town amenities and benefitting an enclosed garden, a gas central heating system and double glazing.

The property has been renovated and extended by the present owners incorporating many bespoke character features to include exposed wooden floorboards, solid timber walls, beamed walls and ceilings, bespoke hand-made kitchen with breakfast bar and Belfast-style sink unit.

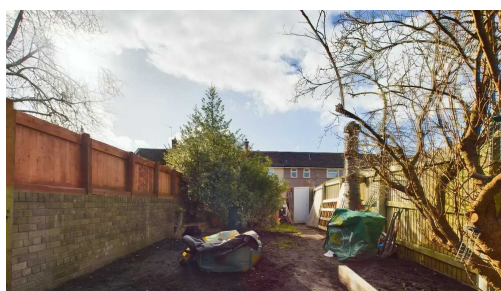
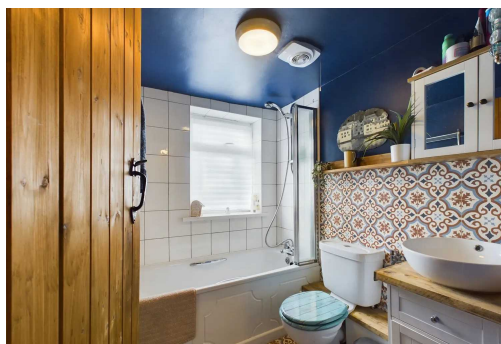
The accommodation comprises a living room, kitchen, dining room, utility and shower room. To the first floor are two bedrooms and bathroom, and to the second floor is an attic room. To the rear of the property is an enclosed garden being laid to lawn with flower beds, garden shed and rear gated access. We highly recommended an internal viewing to appreciate the bespoke character features incorporated throughout the property.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

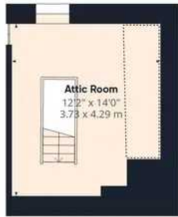




Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**  
920.9 ft<sup>2</sup>  
85.55 m<sup>2</sup>

**Reduced headroom**  
30.46 ft<sup>2</sup>  
2.83 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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