

# Pollards Yard

*Urban Luxe*



Monmouth Terrace, Plot 34

*Three-bedroom, end-of-terrace townhouse*



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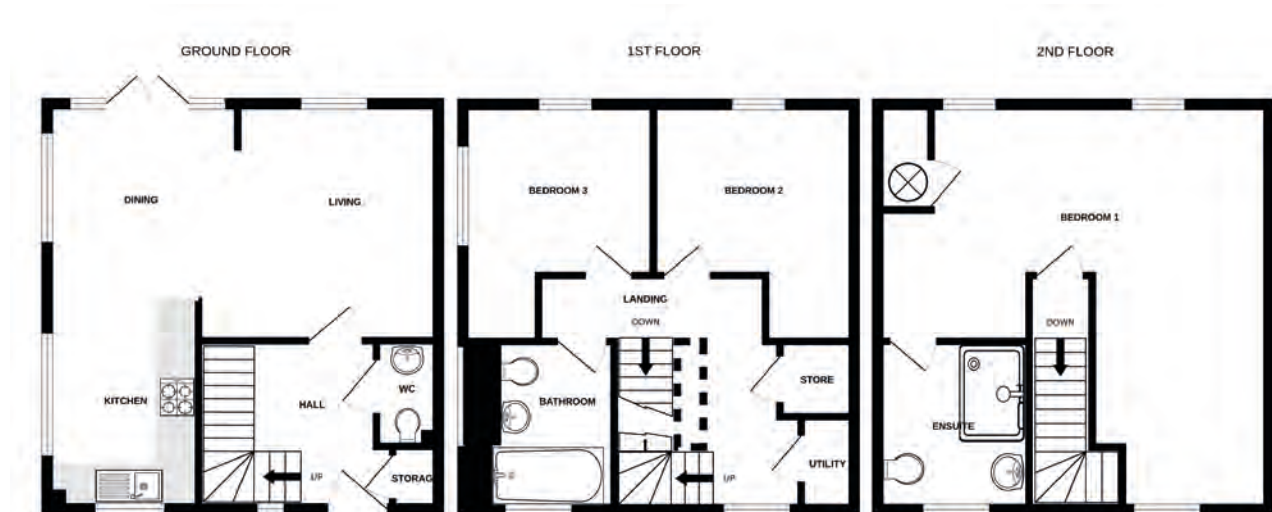
## *Three-bedroom, end-of-terrace townhouse*

A highly desirable end-of-terrace, three-bedroomed townhouse flooded with light, as many rooms are double or even triple aspect. The well-considered ground floor offers a spacious entrance hall with staircase, WC and coats cupboard before entering the open plan living, dining and kitchen space. Large French doors lead to the private garden and on to the allocated parking space via the rear gate. The galleried landing provides access to two first floor bedrooms and the family bathroom. Two large built in cupboards have been formed, one of which has services for a washing machine. The generous master bedroom is located on the second floor and has windows to three elevations. There is an additional area suitable for a home office and an ensuite shower room.

### KEY FEATURES:

- Modern shaker style kitchen with integrated oven, hob, dishwasher & fridge/freezer
- White sanitaryware with black fittings
- Heated towel rails in bathroom, ensuite and WC
- Fibre ready broadband
- Dedicated electric vehicle charging point
- 'A' rated aluminium windows, composite front door & PVCu French doors
- Solar panel system

SEE MAIN BROCHURE FOR FULL SPECIFICATION



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