



WYESHAM

Guide price **£280,000**



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To book a viewing call 01600 713030

# 41 HILLCREST ROAD

Monmouth, Monmouthshire NP25 3LJ



Three-bedroom semi-detached bungalow  
Well presented throughout  
Popular location

The property is situated within the area of Monmouth called Wyesham located to the south east of the town centre, and is the gateway to this section of the Wye Valley, with the A466 meandering past the estate on its way into the heart of one of Wales' most glorious and famous landscapes.

So, all the activities that this Area of Outstanding Natural Beauty offers are literally on the doorstep, from gentle strolls through woodland to riding the river rapids, and everything in-between.

For shopping, socialising and further sporting opportunities, Monmouth town centre is within walking distance, as are some of the best schools in the county. This much-loved bungalow can offer a quiet location with family focused amenities and facilities nearby mixed with exciting opportunities to get out into the landscape and thoroughly enjoy living at this special spot.



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### KEY FEATURES

- Three-bedroom semi-detached bungalow
- Popular location
- Lovely views towards The Kymin
- Pretty rear garden
- Walking distance to historic town centre
- Garage & driveway



# STEP INSIDE

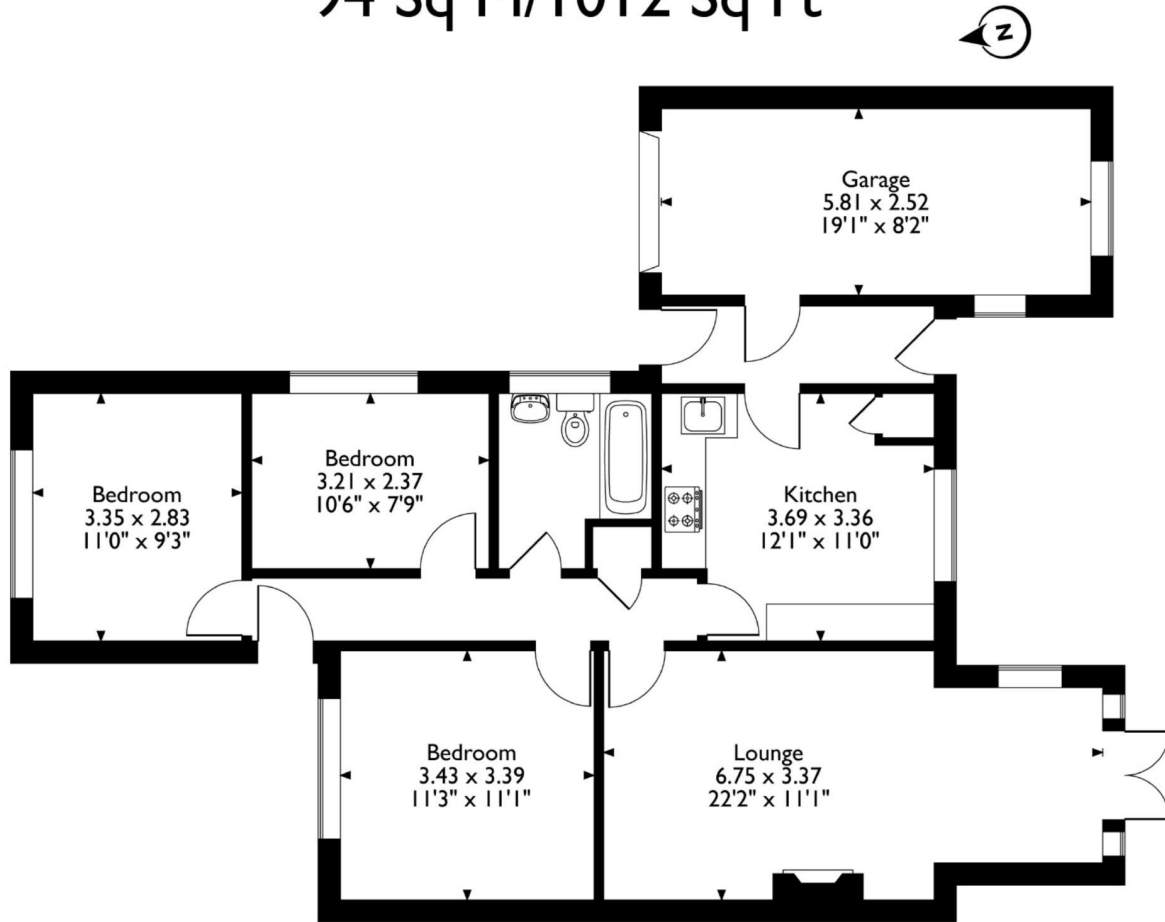


The bungalow has two entrances into the property, one into an inner lobby giving access to the kitchen and garage and the other into the entrance hallway giving access to all accommodation.

The living room is a lovely feature of this home with a gas fireplace and French doors opening to the rear garden, flooding the room with natural light.

The kitchen is well presented and fitted with a range of wall and base units, integrated oven, space for washing machine and ample space for a breakfast table and chairs.

## Approximate Gross Internal Area 94 Sq M/1012 Sq Ft



### Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

There are three well-proportioned bedrooms, two of which are doubles.

The bathroom is well equipped with a white three-piece suite completing this bungalow.

# STEP OUTSIDE



The front of the property boasts great kerb appeal with a large lawned area with a driveway and access into the garage.

To the rear, the garden is laid to lawn and patio areas with mature shrubs and trees providing added privacy along with views to The Kymin and surrounding countryside.

## INFORMATION

Postcode: NP25 3LJ  
Tenure: Freehold  
Tax Band: D  
Heating: Gas  
Drainage: Mains  
EPC: D





## DIRECTIONS

From our Monmouth office, head North onto Priory Street, at the traffic lights, continue straight onto Dixton Road. At Dixton Roundabout, take the third exit onto the A40, at the lights turn left onto the Wye Bridge. At the roundabout continue straight and at the next roundabout, take the third exit onto Wyesham Road. Turn left onto Hillcrest Road, follow the road around and number 41 is located at the top of the hill on the right-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		84
81-91	B		
69-80	C		
55-68	D	68	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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