



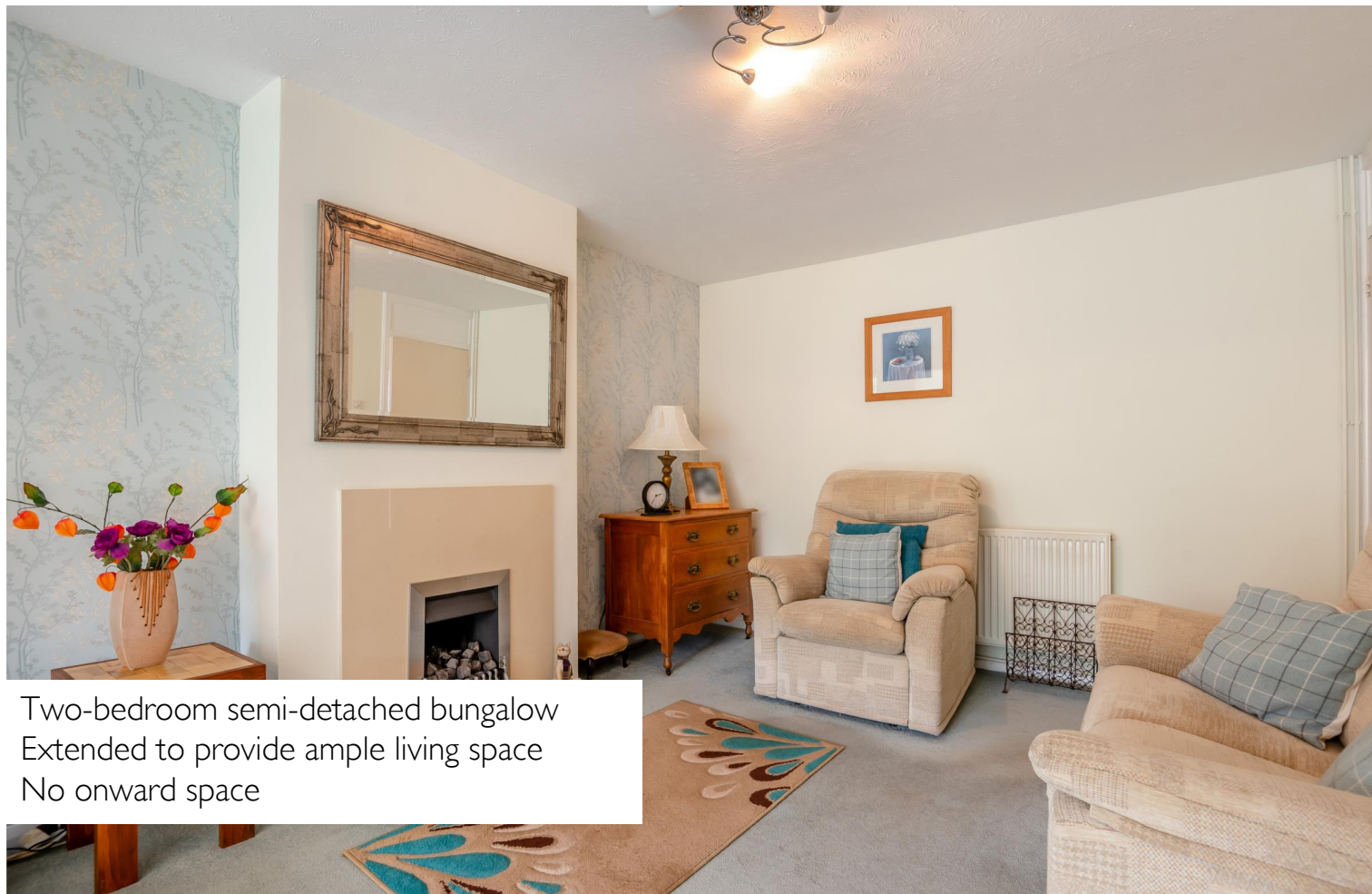
WYESHAM

Guide price **£250,000**



37 HILLCREST ROAD

Wyesham, Monmouth, Monmouthshire NP25 3LJ



Two-bedroom semi-detached bungalow
Extended to provide ample living space
No onward space

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.

As you enter the property, you are greeted by a welcoming entrance hallway that provides access to all areas of the accommodation, immediately setting a warm and inviting tone for the rest of the home.

The hallway leads you into the generously sized living/dining room, which has been thoughtfully extended to create additional living space.

This expansive room is bright and airy, with ample natural light flooding through the sliding doors that overlook the pretty rear garden. The living/dining area also features a cosy gas fireplace, making it an ideal space for relaxing and entertaining throughout the year.

Adjacent to the living/dining room is the smartly presented kitchen. This well-appointed kitchen boasts stylish cream wall and base units, offering plenty of storage for all your kitchen essentials. There is an integrated oven and gas hob, space for washing machine and door to the rear garden.

The property includes two generously sized bedrooms, both of which overlook the front aspect. These spacious bedrooms offer a peaceful retreat, with plenty of room for furniture and personal touches.

The large windows in each bedroom allow for an abundance of natural light, creating a bright and welcoming atmosphere. Finally, the modern bathroom is well-presented and is fitted with a white three piece suite.

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£250,000



KEY FEATURES

- Two-bedroom semi-detached bungalow
- Well-presented throughout
- Popular location
- Pretty rear garden
- No onward chain
- Driveway parking



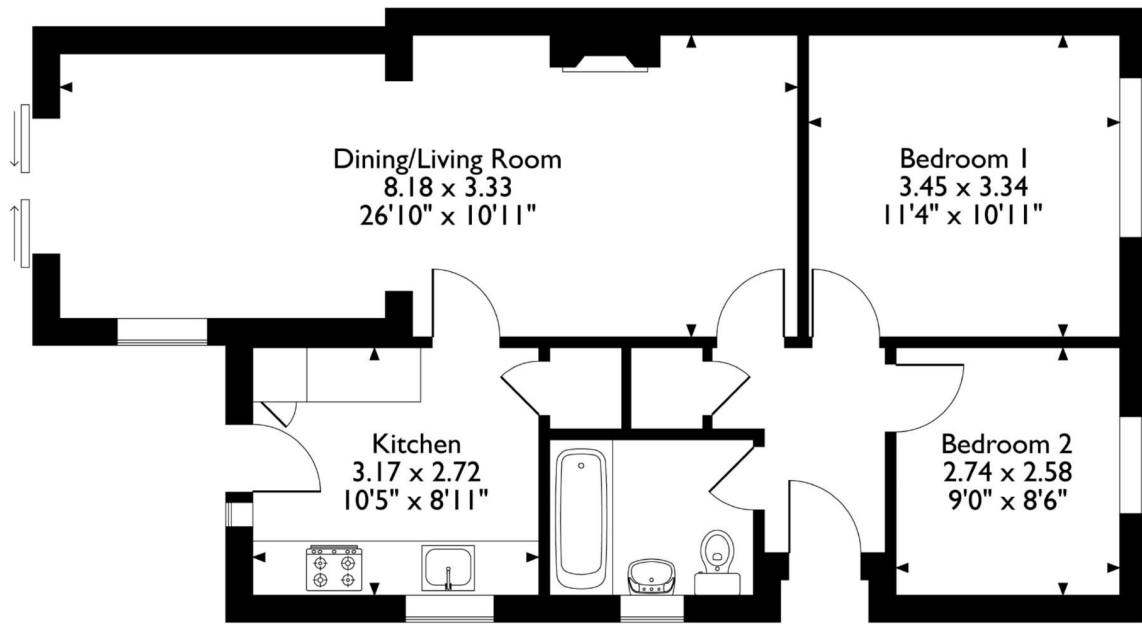
The front of the property benefits from a sizable lawned area and a driveway with parking for several vehicles. To the rear of the property, you will find a charming and meticulously maintained lawned area that serves as a delightful outdoor retreat.

This picturesque garden is bordered by a variety of mature shrubs and trees, creating a serene and private atmosphere.

Additionally, there is a well-placed shed, offering convenient storage for gardening tools, outdoor equipment, or seasonal items.



Approximate Gross Internal Area 65 Sq M/700 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.

DIRECTIONS

From our Monmouth office, head North onto Priory Street, at the traffic lights, continue straight onto Dixon Road. At Dixon 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.



INFORMATION

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		87
(81-91)	C		
(69-80)	D	65	
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

2 Agincourt Square, Monmouth, NP25 3BT
01600 713030
monmouth@archerandco.com
www.archerandco.com



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