



MAYHILL

Guide price £125,000



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To book a viewing call 01600 713030

11 RIVERSIDE PARK

Mayhill, Monmouth, Monmouthshire NP25 3LT



Modern Two double bedroom park home
Beautiful setting with river views
Walking distance of the town centre

Riverside Park is a beautifully presented, private residential site for park homes situated adjacent to the river Wye in the locally renowned Wye Valley many parts of which are areas of outstanding natural beauty. An exceptionally high-quality, double-width detached park home measuring 32ft x 20ft, beautifully positioned along the banks of the River Wye. The property enjoys fantastic views across the river towards Monmouth, which can be fully appreciated from a raised composite decking area adjoining the light and airy open-plan living space.

Built just three years ago, this high-specification home features extensive contemporary fixtures and finishes throughout. The open-plan kitchen is elegantly designed and includes a full range of integrated appliances. Accommodation comprises two double bedrooms and a spacious, modern shower room fitted with a double shower and stylish, fully tiled décor. A perfect combination of modern comfort, beautiful river views, and immaculate presentation ideal for those seeking a peaceful and scenic lifestyle. Its idyllic location offers picturesque, breathtaking river views, all within close proximity to Monmouth town centre.

The charming market town of Monmouth is steeped in history, with well-regarded schooling, bespoke shops, cafes and restaurants as well as retailers such as Marks & Spencer's and Waitrose.

Well connected to the nearby A40 which provides access to the M4 and in turn Cardiff and Bristol. In the other direction the A40 gives easy access to Ross-on-Wye and the M50/Midlands.



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KEY FEATURES

- Riverside Park location
- River Wye views
- Modern Throughout
- Two double bedrooms
- Walking distance of the town
- Stunning decked area



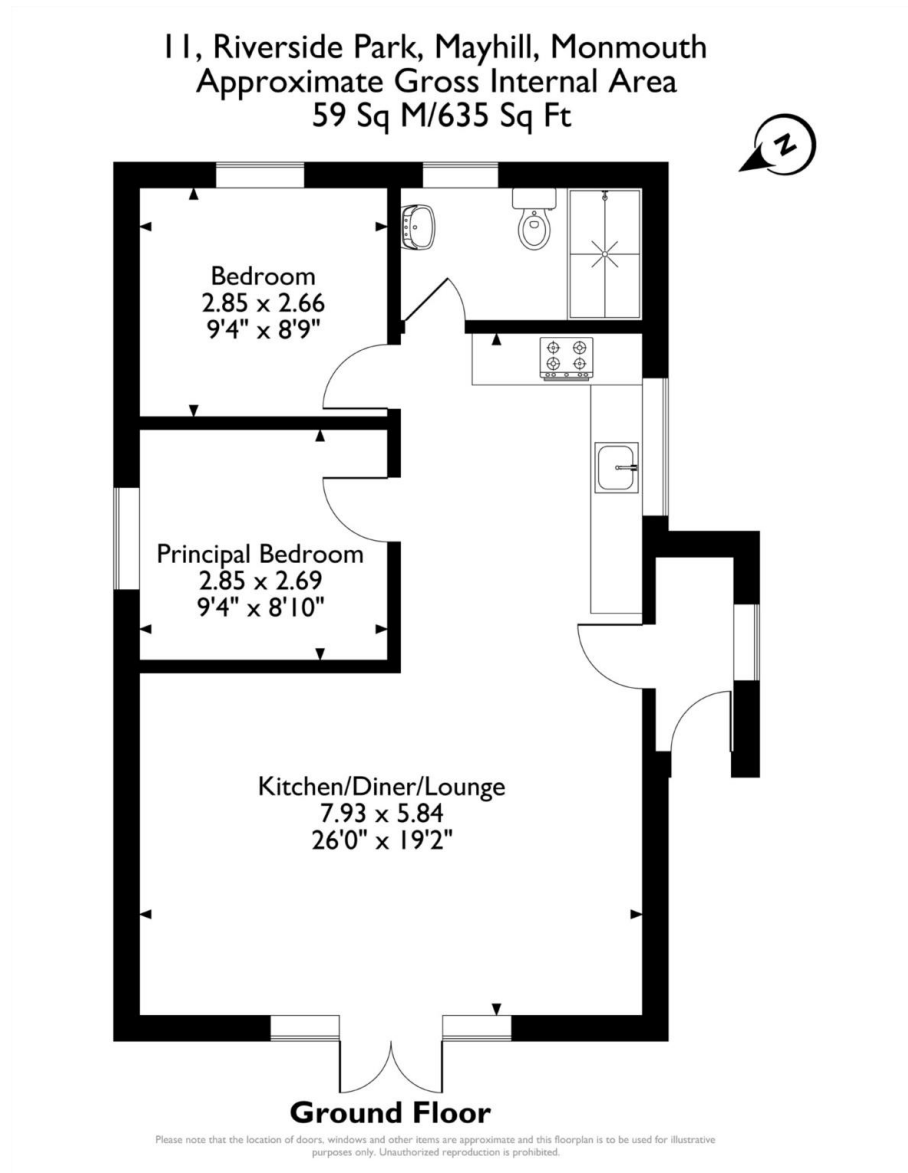
STEP INSIDE



Enter the property via a welcoming entrance porch, offering hanging space for coats and a side window providing natural light. A glazed internal door opens into the impressive open-plan living area and modern kitchen, beautifully finished with engineered oak flooring throughout.

The kitchen is fitted with an extensive range of grey, contemporary soft-close wall and base units, one of which houses the modern gas-fired boiler. Integrated appliances include an oven, microwave, gas hob with extractor fan over, fridge/freezer, and dishwasher.

The living area features double-glazed patio doors, flanked by full-height windows, leading out onto a large composite decking area with stunning views across the River Wye. Additional features include a wall-mounted electric fire, recessed downlighters, and ample space for a dining table creating a bright and comfortable open-plan living environment.



Bedroom One is a generous double room with a window to the front aspect, while Bedroom Two (currently utilised as a dressing room) offers further spacious accommodation, fitted with quality shelving, drawers, and hanging rails.

The modern shower room comprises a large double shower cubicle with contemporary tiled splashbacks, a wash hand basin set within a vanity unit, a low-level WC, and tiled flooring with half-height tiled walls. A window to the front provides natural light and ventilation.

STEP OUTSIDE



The property boasts a generous frontage featuring a seating area with quality paving and slate chippings. A pathway leads to a gravelled side area and an L-shaped' private fixed seating space. There is a useful storage shed to the side, and low-level lighting illuminates the steps to the front door.

At the rear, a large, impressive raised decking area is enclosed by contemporary chrome and glass railings, offering stunning views across the River Wye. Beneath the decking is additional storage space. The property also includes a driveway with ample parking for two cars, complemented by communal parking opposite the home, ideal for visitors.

AGENT'S NOTE

The site as an age restriction of over 50 years.

The monthly pitch fee is currently £176.32 which is due to be reviewed mid-December with the new charges taking place from the 1st February 2026. Electric and water is metered to each home and invoiced quarterly.

The freehold is for ownership of the park home. However, the land it sits on is owned by the site.

For more information on the park rules, please contact the agent.

INFORMATION

Postcode: NP25 3LT

Tenure: Freehold

Tax Band: A

Heating: Gas LPG

Drainage: Mains

EPC: C





DIRECTIONS

From our Monmouth office, proceed on Priory Street and at the traffic lights, continue straight onto Dixon Road. At the roundabout take the third exit onto the dual carriageway. At the traffic lights, turn left onto the Wye bridge, take the first left where the entrance for Riverside Park will be found.



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

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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.