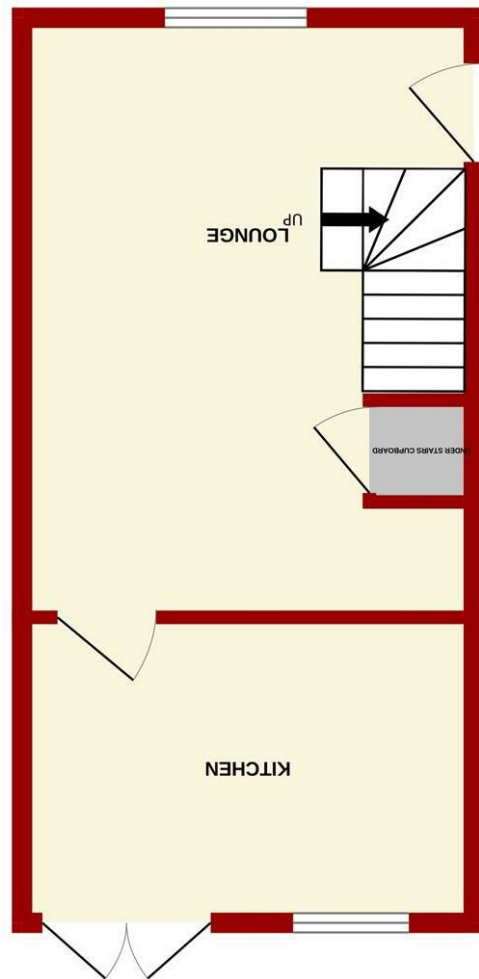
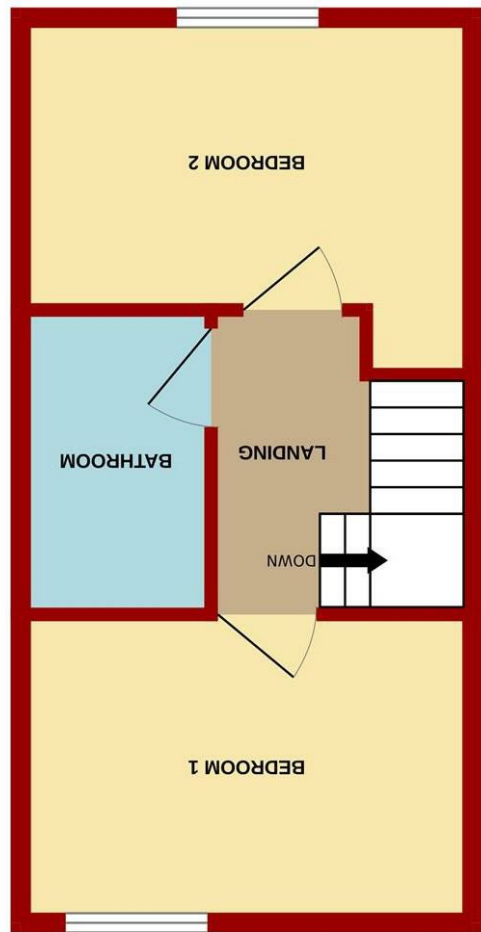
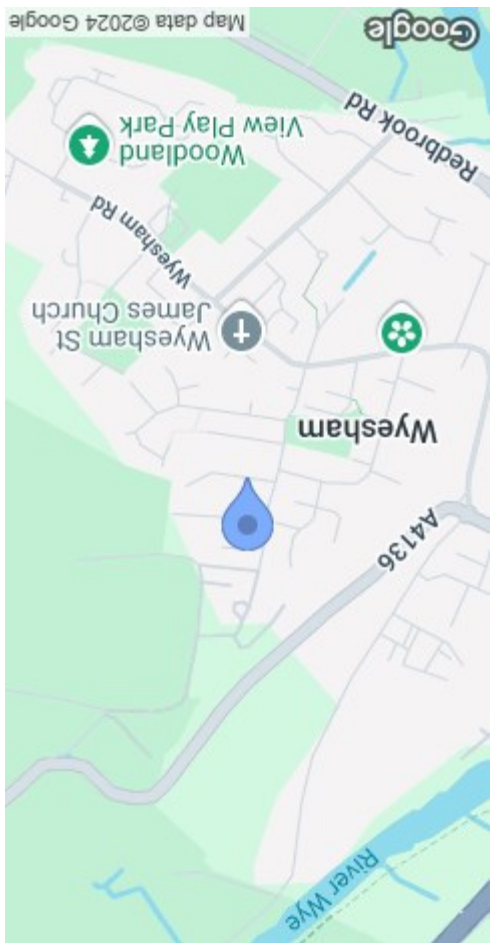




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 A: 92-100 B: 81-91 C: 69-80 D: 55-68 E: 45-54 F: 35-44 G: 1-34	 A: 10-35 B: 36-45 C: 46-55 D: 56-65 E: 66-75 F: 76-85 G: 86-100



1 Kymin Lea  
 Monmouth NP25 3TF

## Offers Over £190,000

This well maintained two-bedroom end-terrace property perfect for both investors and first time buyers, is conveniently situated near the vibrant town centre of Monmouth. It boasts a spacious garden, perfect for outdoor enjoyment, as well as a large lounge that offers a comfortable space for both relaxation and entertaining. The property also features off-road parking.

Monmouth is in the heart of the Wye Valley, and, as a designated area of outstanding beauty, is surrounded by magnificent countryside. As a border town, this is where Wales really begins from the viewpoint on the Kymin, a National Trust property overlooking the town, the hills around Abergavenny, Hay Bluff, and the Brecon Beacons far distant, make a superb vista. Some of the population of just over 10,000 work locally, particularly in the many schools, but a large percentage commute to Bristol, Cardiff and Hereford.

There is excellent motorway access to the Midlands, the north, South Wales, and to the Severn Bridge and London. For the Tourist, Stratford and Avon, the Forest of Dean, Tintern Abbey and the Wye Valley, the Brecon beacons National Park and West Wales are all within easy reach.



Property is accessed via a partly glazed UPVC door into:

### LOUNGE

15'9 x 10'10 (4.80m x 3.30m)

Front aspect double glazed UPVC window, radiator, power points, TV point, stairs to first floor landing, under stairs storage space, door giving access into:

### KITCHEN

7'6 x 10'9 (2.29m x 3.28m)

Range of wall, drawer and base mounted units, built in oven, built in 4 gas ring hob and extractor fan, Glow-Worm boiler, stainless steel single drainer unit with tap over, inset ceiling spotlights, space for washing machine, space for fridge freezer, power points, rear aspect double glazed UPVC patio doors giving access out into garden.

### LANDING

From the lounge, stairs to the first floor landing which comprises of loft access space, power points, door giving access into:

### BEDROOM ONE

7'8 x 10'10 (2.34m x 3.30m)

Rear aspect double glazed UPVC window, radiator and power points.

From the landing, door giving access into:

### BATHROOM

4'2 x 7'6 (1.27m x 2.29m)

Panelled bath with bath taps over, shower attachment over bath which runs off the mains, close couple W.C, heated towel rail, inset ceiling spotlights, extractor fan and sink with tap over.

From the landing, door giving access into:

### BEDROOM TWO

7'7 x 10'10 (2.31m x 3.30m)

Front aspect double glazed UPVC window, radiator and power points.

### OUTSIDE

Garden has a patio area with steps leading up to a laid to lawn area with a further raised patio area to the top of the garden, all surrounded by fencing.

At the front of the property there is parking for 1 vehicle and to the rear there is another space for 1 vehicle.

### SERVICES

Mains gas, water, electricity and drainage.

### WATER RATES

Welsh Water.

### LOCAL AUTHORITY

Council Tax Band: C  
Monmouthshire County Council.

### TENURE

Freehold.

### VIEWINGS

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

### DIRECTIONS

From the Coleford office proceed out of town on the B4228, at the traffic lights turn left onto the A4136 to Monmouth. Upon reaching the mini roundabout turn left onto Wyesham Road, take the second left onto Justins Hill and then take the fourth right into Kymin Lea, where the property can be found on the left hand side via our For Sale board.

### PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).