



Wyefield Court, Monmouth

offers in excess of £250,000

- Semi-detached property
- 'L' shaped Sitting/Dining Area
- Three Bedrooms
- Front and rear garden, covered patio
- EPC Rating: D



 3  1  1



About the property

Semi-detached family home with delightful open plan living area comprising Dining and Sitting room, with doors opening out to the rear enclosed garden, providing a degree of privacy and access to the parking area.

Situated in an established area comprising similar style properties. Approached via a pedestrian gate into the attractive front garden, laid to lawn with mixed flowering shrubs and mature hedging providing a degree of privacy. In brief the accommodation comprises; Entrance Hall with cloaks storage, door into open plan 'L' shaped Dining/Sitting Room with French doors leading out to the rear garden. Door to fitted Kitchen. On the first floor there are three Bedrooms and a Bathroom. Outside, the enclosed rear garden is easily maintained with covered paved terrace area adjacent to the house providing useful storage and seating area. There is an allocated parking space to the side.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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Accommodation

Entrance Porch

Dining Room

8' 9" x 8' (2.67m x 2.44m)

Sitting Room

12' 4" x 11' (3.76m x 3.35m)

Kitchen

10' 1" x 7' 2" (3.07m x 2.18m)

On The First Floor

Bedroom One

9' 4" x 8' 8" (2.84m x 2.64m)

Bedroom Two

10' 7" x 6' 6" (3.23m x 1.98m)

Bedroom Three

9' 5" x 5' 5" (2.87m x 1.65m)

Bathroom