



## Hyam Court Glendower

Offers in the Region of £160,000

- Desirable Town centre location
- Well proportioned accommodation
- Modernised interior and benefit of Garage
- Council Tax D
- EPC Rating: E



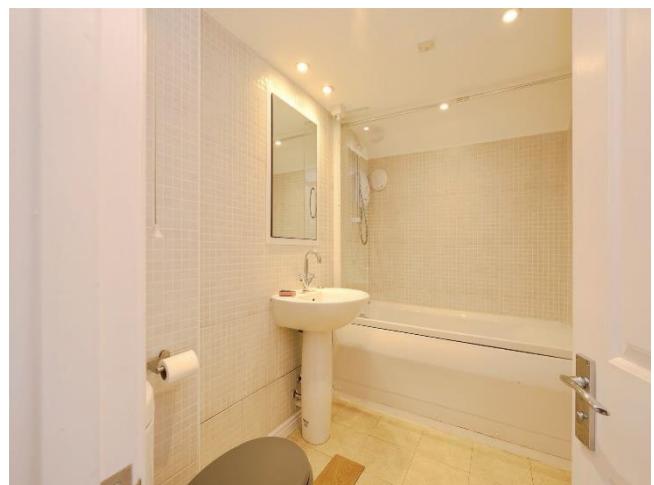


## About the property

Much sought upper floor apartment, enjoying distant views - conveniently situated within the Town Centre, with garage. Well maintained both externally and internally with modernised features. Available immediately, with no onward chain.

Forming part of the Monmouth Heritage Trail, the historic building, previously Hyam's Mineral Water Works was established in 1866 by leading figure in the nineteenth century known as Thomas E Hyam. The building was the manufacturing site of soda water, lemonade and ginger beer. Having changed hands, then closing in the 1960's, it was converted in the early 1990's. The building has continually been well maintained and remains a desirable and convenient location just off the High Street.

Approached via staircase to the upper floor apartment, the accommodation comprises; Entrance Hall with storage cupboard. Doors to following; impressive Living Room incorporating a Dining Area. Attractive vaulted ceiling with exposed timber framework, enhancing the character of the room. Opening through to stylish modern fitted Kitchen, with good views beyond the rooftops. Two well proportioned Bedrooms with rear views across Chippenham Fields. Bathroom and modern electric heaters. A particular feature of the property is the Garage with power and lighting, which is situated to the rear of the building within the attractive courtyard. There is also a useful Bin store. Available for viewing with no onward chain.





## Accommodation

### Entrance Hall

### Sitting Room with Dining Area

19' 10" x 11' 11" (6.05m x 3.63m)

### Kitchen

9' 5" x 6' (2.87m x 1.83m)

### Inner Hall

### Bedroom One

13' 1" x 11' 8" (3.99m x 3.56m)

### Bedroom Two

11' 9" x 8' 9" (3.58m x 2.67m)

### Bathroom

### Outside

### Garage

15' 5" x 7' 11" (4.70m x 2.41m)

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## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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