



WYESHAM

Guide price **£185,000**



6 KYMIN LEA

Wyesham, Monmouth, Monmouthshire NP25 3TF



Two-bedroom semi-detached home
Ideal first-time buy or rental investment
Walking distance to Monmouth town

This two-bedroom semi-detached home is located in a sought-after Monmouth residential area, just a short distance away from the town centre. The residence boasts a contemporary kitchen and a spacious lounge area. The well-maintained garden features lawns and mature shrubbery, and it also includes a secure, private parking space capable of accommodating multiple vehicles.

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 family home 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.

STEP INSIDE

Upon entering the property, you are greeted by a spacious living room featuring a staircase that leads to the first floor.

A front-facing window allows natural light to fill the space, while a convenient understairs storage area adds practicality.

A door leads through to the kitchen, which is fitted with a stylish range of modern white wall and base units, an integrated oven with a hob above, space and plumbing for a washing machine, and room for a breakfast table and chairs.

The kitchen also provides access to the rear garden.

Upstairs, the landing leads to two well-proportioned bedrooms and a contemporary family bathroom.

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KEY FEATURES

- Two-bedroom semi-detached home
- Ideal first time buy or rental investment
- Popular location of Wyesham
- Close to local amenities
- Well-presented throughout
- Driveway parking and rear garden

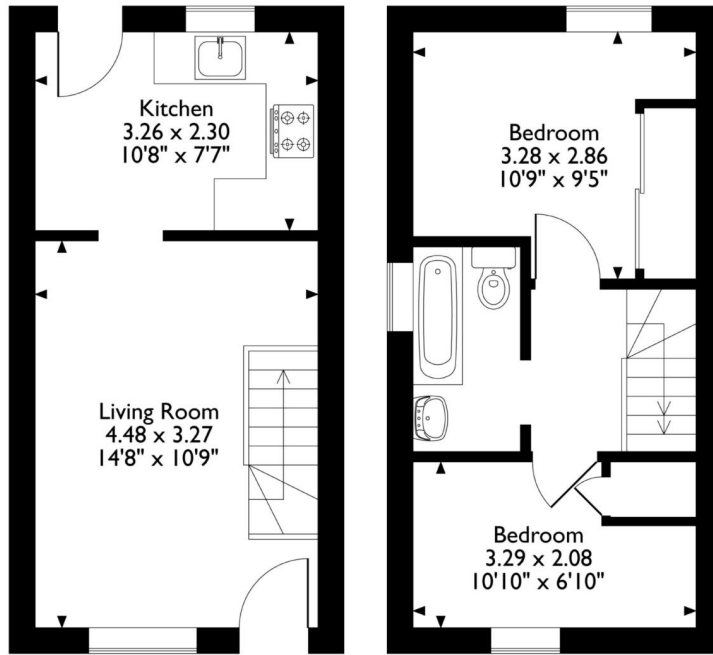


STEP OUTSIDE

The front of the property has driveway parking for one vehicle. The rear garden is a generous size with a patio area with space for outdoor furniture. Steps lead up to a flat lawned area with ample space for flower pots.



6, Kymin Lea, Wyesham, Monmouth
 Approximate Gross Internal Area
 46 Sq M / 496 Sq Ft



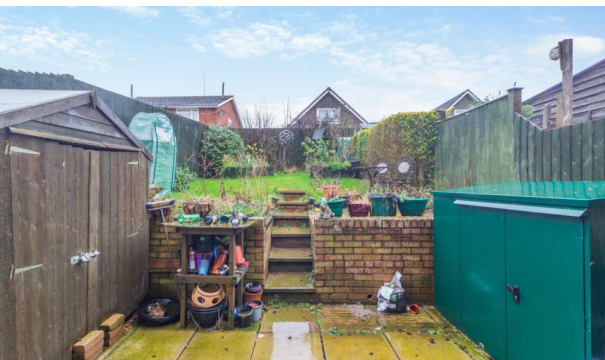
Ground Floor

First 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 High Meadow and veer left up Justin's Hill. Turn right onto Kymin Lea where number six will be found on the left hand side.



INFORMATION

Postcode: NP25 3TF
 Tenure: Freehold
 Tax Band: B
 Heating: Gas
 Drainage: Mains
 EPC: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		89
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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