



WYESHAM, MONMOUTH

Guide price **£330,000**



6 CHAPEL CLOSE

Wyesham, Monmouth, Monmouthshire NP25 3NN



Detached four bedroom family home
Quiet Cul du sac position
Views

This charming home has been lovingly owned by the current vendor for over 40 years and is beautifully positioned in a quiet, peaceful cul-de-sac. The property enjoys delightful front and rear views, creating a serene setting.

The spacious living room features a large picture window to the front aspect, perfectly framing the beautiful distant hilltop views and surrounding countryside. To the rear, both the kitchen and dining room overlook the garden and offer a wonderful outlook towards the Kymin.

Upstairs, the first floor provides four well-proportioned bedrooms and a family bathroom, offering comfortable accommodation for a growing family.

The happy home is situated within the area of Monmouth called Wyesham located to the south east of the town centre, and is the gateway to this section of the Wye Valley, with the A466 meandering past the estate on its way into the heart of one of Wales' most glorious and famous landscapes.

So, 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.



Guide price
£330,000



KEY FEATURES

- Detached
- Four bedroom
- Two reception rooms
- Front and rear views
- Driveway
- Detached garage



STEP INSIDE



Enter the property into a welcoming hallway, which provides access to the downstairs cloakroom, the staircase to the first floor, the dining room, and the lounge.

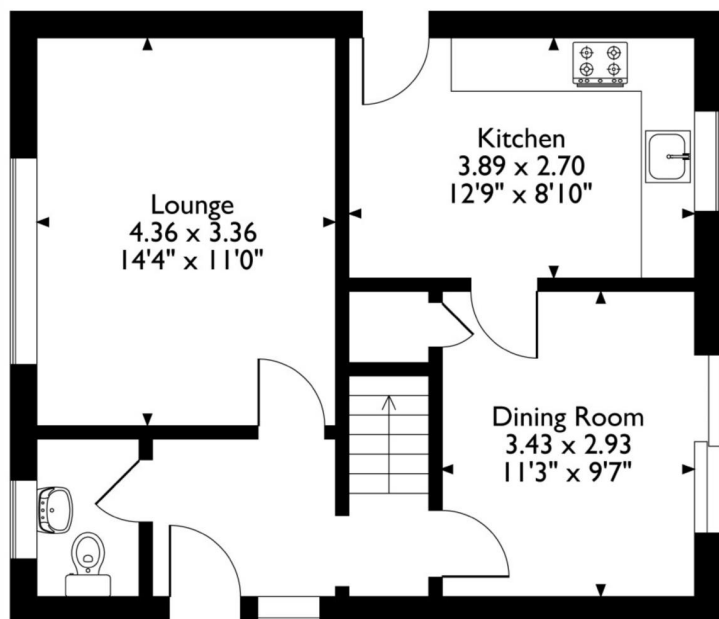
The spacious lounge features a large window to the front aspect, offering a lovely outlook towards the distant hilltop views.

The dining room provides an excellent space for entertaining, with a sliding patio door opening onto the rear patio and garden, where you can enjoy views of the wooded hillside. There is a useful under-stairs storage cupboard, as well as a door leading through to the kitchen.

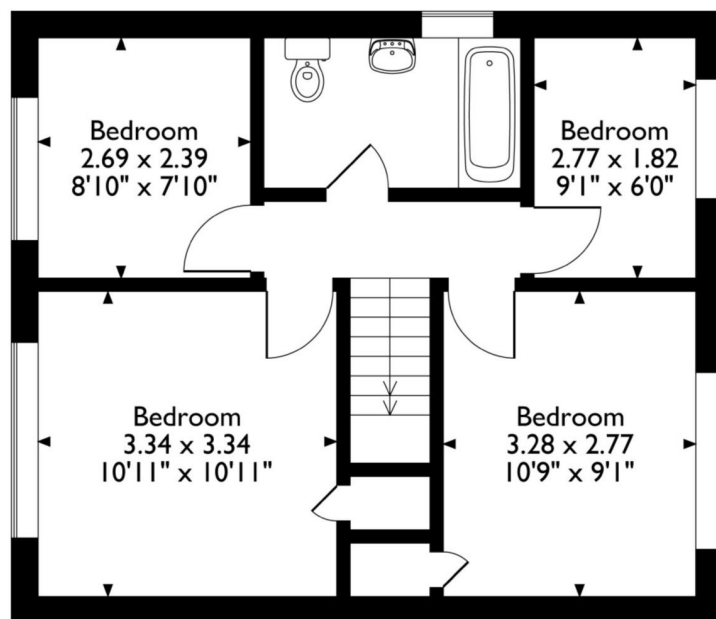
The kitchen is fitted with a range of wall and base units and offers space for a fridge-freezer and oven, along with plumbing for a dishwasher and washing machine. A practical breakfast bar provides additional workspace, complemented by further surrounding cupboards. A window overlooks the rear garden with a pleasant view of the wooded hilltops, and a side door gives convenient access to both the front and rear gardens.

6, Chapel Close, Wyesham, Monmouth

Approximate Gross Internal Area 92 Sq M/990 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.

First floor

The landing gives access to all four bedrooms and family bathroom.

The principal bedroom is a generous double, featuring a broad window that enjoys a lovely outlook towards the distant hilltop views. There is ample space for bedroom furniture, along with a useful shelved linen cupboard.

Bedroom two is also a well-proportioned double, offering a pleasant view over the rear garden and towards the distant wooded hilltops. This room also benefits from a handy shelved storage cupboard.

Bedroom three enjoys the same attractive outlook as the principal bedroom, while bedroom four offers a similar rear aspect to bedroom two, overlooking the garden and surrounding woodland.

The family bathroom is fitted with a panelled bath with Mira shower over, W.C., pedestal wash hand basin and a heated towel rail.

STEP OUTSIDE



The front garden has a generous area to lawn, driveway leading to the single detached garage.

The rear garden has two patio areas ideal for outside garden furniture and dining; there is a generous area to lawn and a lovely outlook towards the distance wooded hill tops. There is a useful personal door giving access to the garage as well as two storage sheds.

INFORMATION

Postcode: NP25 3NN

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: C





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, turn right onto Redbrook Road, turn left onto Wyesham Avenue, take the second right onto Chapel Close and number 6 is located on your left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	69	76
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

2 Agincourt Square, Monmouth, NP25 3BT
 01600 713030
 monmouth@archerandco.com
 www.archerandco.com



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.