



WYESHAM, MONMOUTH

Guide Price **£175,000**



28 KYMIN LEA

Wyesham, Monmouth, Monmouthshire NP25 3TF



No chain
Two bedroom semi detached
Ideal FTB

This two-bedroom semi-detached home is an ideal first-time purchase. The property features a modern kitchen/breakfast room, a comfortable lounge, two bedrooms, and a bathroom.

Externally, the low-maintenance garden provides an excellent outdoor space, while additional benefits include off-street parking. 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 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.



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KEY FEATURES

- Semi Detached
- Two bedrooms
- Kitchen/breakfast room
- Ideal FTB
- Off street parking
- Private rear garden



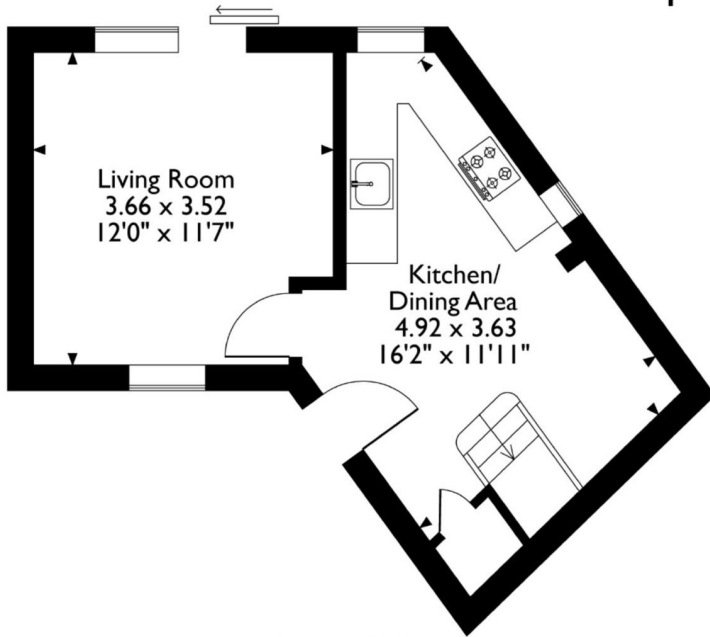
STEP INSIDE



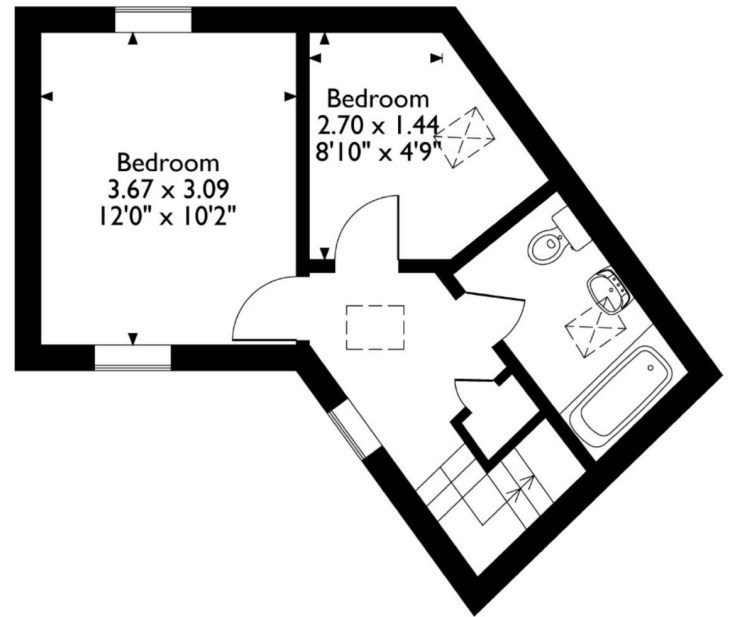
Enter the property into the kitchen/breakfast room, with windows to the rear aspect and fitted with a range of wall and base units work-surfaces over, electric oven, four ring gas hob, integrated fridge dishwasher and washing machine, further storage cupboard, plenty of space for table and chairs, stairs leading to the first floor and door to the lounge.

The lounge is a lovely light room with window to the front aspect and sliding patio door to the rear garden, gas fire.

28, Kymin Lea, Monmouth, Monmouthshire
 Approximate Gross Internal Area
 58 Sq M/624 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 has doors to bedrooms and bathroom, further storage cupboard, window to the front aspect and access to the loft.

The principal bedroom has a window to the front and rear aspect and plenty of room for bedroom furniture.

Bedroom two has a Velux window to the rear.

The bathroom is fitted with a bath with shower over with shower screen, wash hand basin with vanity unit, WC.

STEP OUTSIDE



The front has a brick paved parking space and area to lawn.

The rear garden is mainly laid to lawn with a patio area. There is a useful large storage shed and rear gated access to a rear parking space.

INFORMATION

Postcode: NP25 3TF

Tenure: Freehold

Tax Band: C

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

From our Monmouth office, head North onto Priory Street, at the traffic lights, continue straight onto Dixton Road. At Dixton 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 28 will be found on the right-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(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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