



WYESHAM

Guide price **£300,000**



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5 FAIRVIEW CLOSE

Wyesham, Monmouth, Monmouthshire NP25 3LQ



Three-bedroom detached bungalow
Lovely rear garden
No onward chain

This charming three-bedroom bungalow 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, complemented by an adjacent sunroom. The well-maintained garden features lawns and mature shrubbery, and it also includes a secure, private parking space capable of accommodating multiple vehicles, along with a convenient garage.

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



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KEY FEATURES

- Three-bedroom detached bungalow
- Popular residential area
- Generously sized private rear garden
- Well proportioned throughout
- Walking distance to historic town centre
- Driveway parking and garage



STEP INSIDE



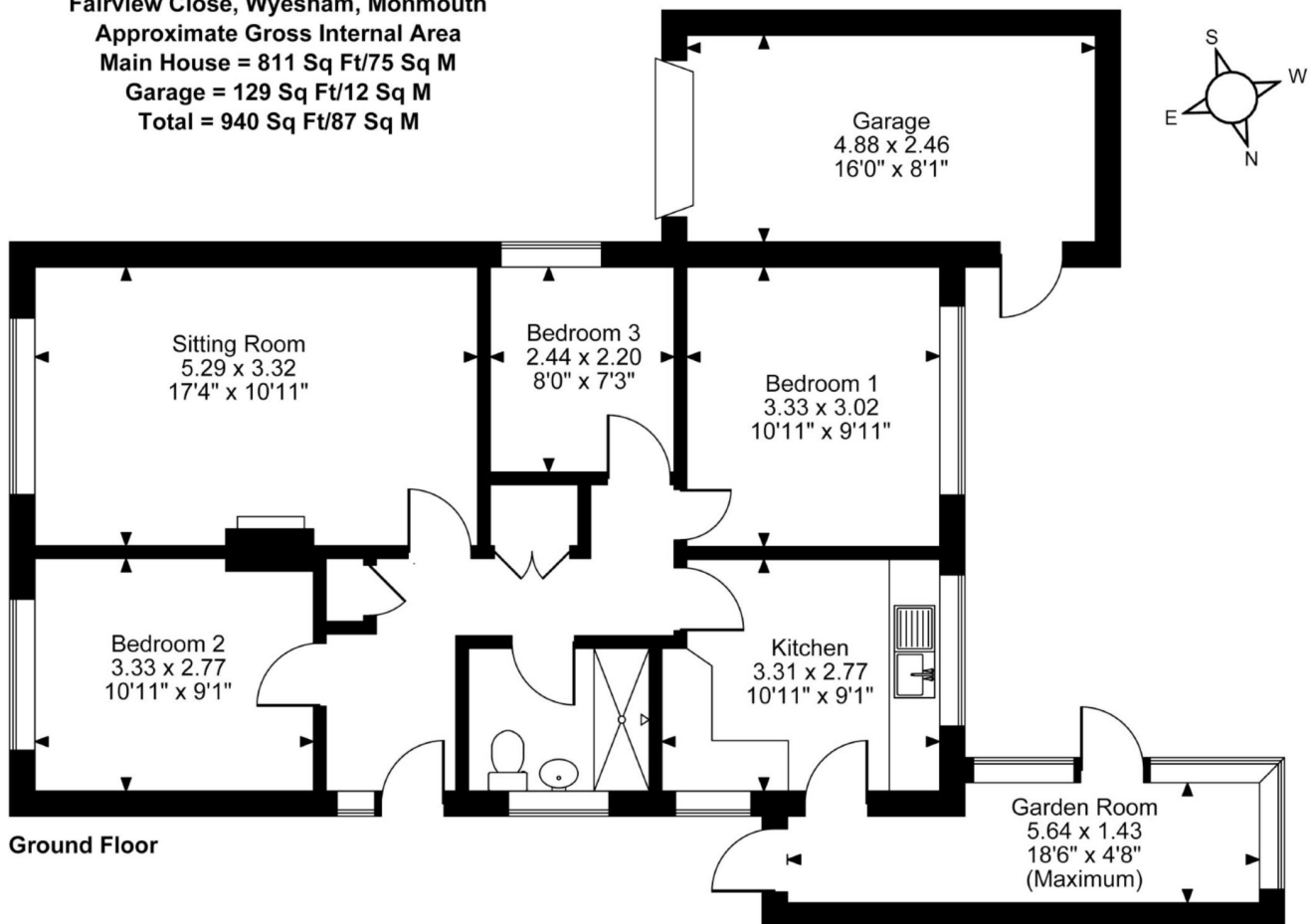
As you step into the property, you are welcomed by an entrance hallway that serves as the central hub, providing access to all areas of the home. There is built in storage consisting of an airing cupboard with shelves and radiator and an additional cupboard housing the boiler with shelves and a hanging rail.

The first space is the generously proportioned sitting room, which benefits from a large front-facing window, allowing for an abundance of natural light to flood the room. The focal point of this area is an electric fireplace, creating a warm and inviting atmosphere.

Moving through the property, the kitchen is thoughtfully designed and fitted with a range of wall and base units, providing ample storage space for all your culinary needs. There is also sufficient room to accommodate appliances, making the kitchen both functional and practical.

A door from the kitchen leads directly into the garden room, a versatile space that offers a seamless connection to the rear garden. This additional area could be used as a dining space, a sunroom, or simply a quiet spot to enjoy views of the garden.

Fairview Close, Wyesham, Monmouth
Approximate Gross Internal Area
Main House = 811 Sq Ft/75 Sq M
Garage = 129 Sq Ft/12 Sq M
Total = 940 Sq Ft/87 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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The property boasts three well-appointed bedrooms.

The principal bedroom is generously sized, providing plenty of room for furniture.

The second bedroom is similarly spacious, making it ideal for guests or family members.

The third bedroom, while slightly smaller, is a versatile space that could be utilised as a comfortable single bedroom, a home office, or a study, depending on your needs.

Completing the accommodation is a shower room fitted with a walk-in shower, WC and wash hand basin.

STEP OUTSIDE



The front of the property benefits from a lawned area and ample driveway parking for two to three vehicles and a garage with electric up and over door.

There is side access to the rear garden which is a great size with a high degree of privacy. It has a large patio and steps leading down to a lawned area with mature shrubs and trees

INFORMATION

Postcode: NP25 3LQ
Tenure: Freehold
Tax Band: E
Heating: Gas
Drainage: Mains
EPC: TBC





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. Proceed up the hill and take the first left onto Hillcrest Road. Follow the road around and turn left into Hillcrest Close, follow the road up to Fairview Close where number 5 can be found on the left hand side.



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