



WYESHAM

Guide price **£325,000**



16 JUSTINS HILL

Monmouth, Monmouthshire NP25 3TD



Three-bedroom detached dormer-style bungalow
Well presented throughout
Garage and driveway

The property 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 bungalow 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 dormer style bungalow
- Pretty rear garden
- Walking distance to local amenities
- Lovely views towards The Kymin
- Popular location
- Garage & driveway



STEP INSIDE



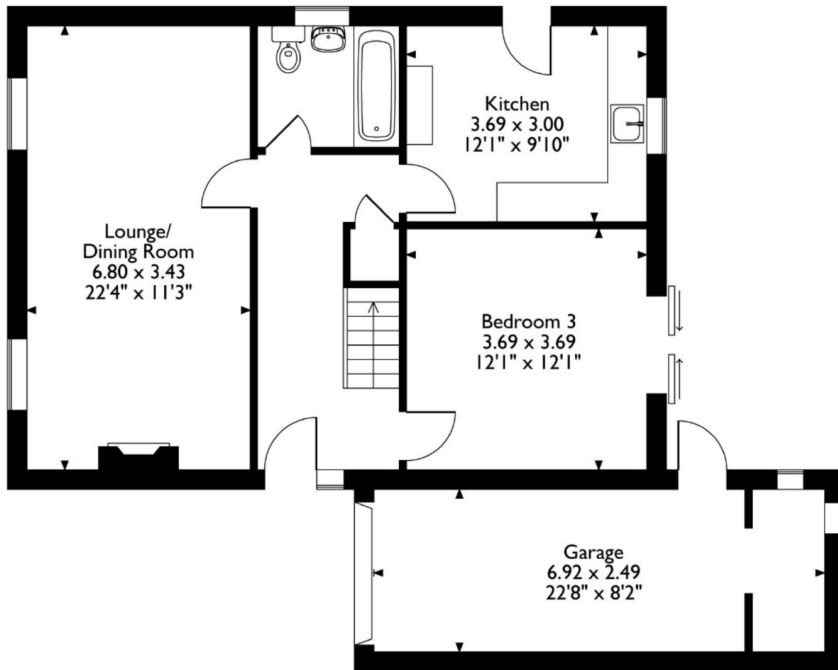
Upon entering the property, you are welcomed by a spacious entrance hallway that provides access to all ground floor accommodations and leads to the staircase for the first floor.

The living/dining room boasts ample space, adorned with two large windows that fill the room with natural light, complemented by an electric fireplace.

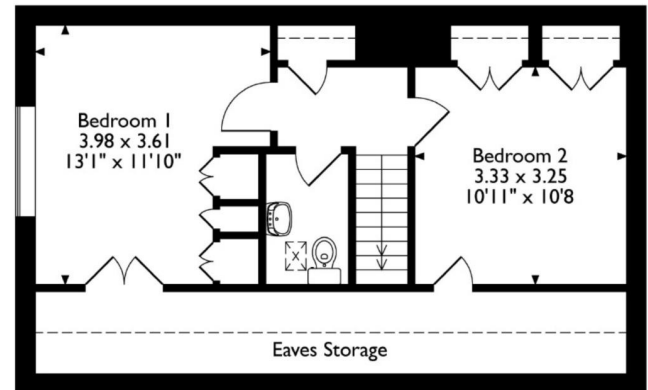
The modern kitchen is equipped with sleek white wall and base units, an integrated oven, gas hob, and offers a pleasant view of the rear garden through its window.

Additionally, a double bedroom on the ground floor provides access to the rear garden through its doors.

Approximate Gross Internal Area
 Main House = 101 Sq M/1088 Sq Ft
 Garage = 17 Sq M/183 Sq Ft
 Total = 118 Sq M/1271 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.

Completing the ground floor is a bathroom featuring a white three-piece suite.

Finally, there is a convenient WC, rounding off this beautifully presented home.

Moving to the first floor, you'll find two more double bedrooms, each with its own built storage cupboards.

STEP OUTSIDE



At the front of the property, you'll find driveway parking, a garage, and a well-manicured front garden. The rear garden boasts a spacious patio area ideal for entertaining, accompanied by a lawn adorned with mature shrubs and trees.

Enjoying views towards The Kymin, this garden offers a serene retreat. There is also garden storage at the rear of the garage with access from the garden.

INFORMATION

Postcode: NP25 3TD
Tenure: Freehold
Tax Band: E
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 into Highmeadow, follow the road and bear left onto Justins Hill. Continue up the road around to the right and number 16 will be on your right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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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