



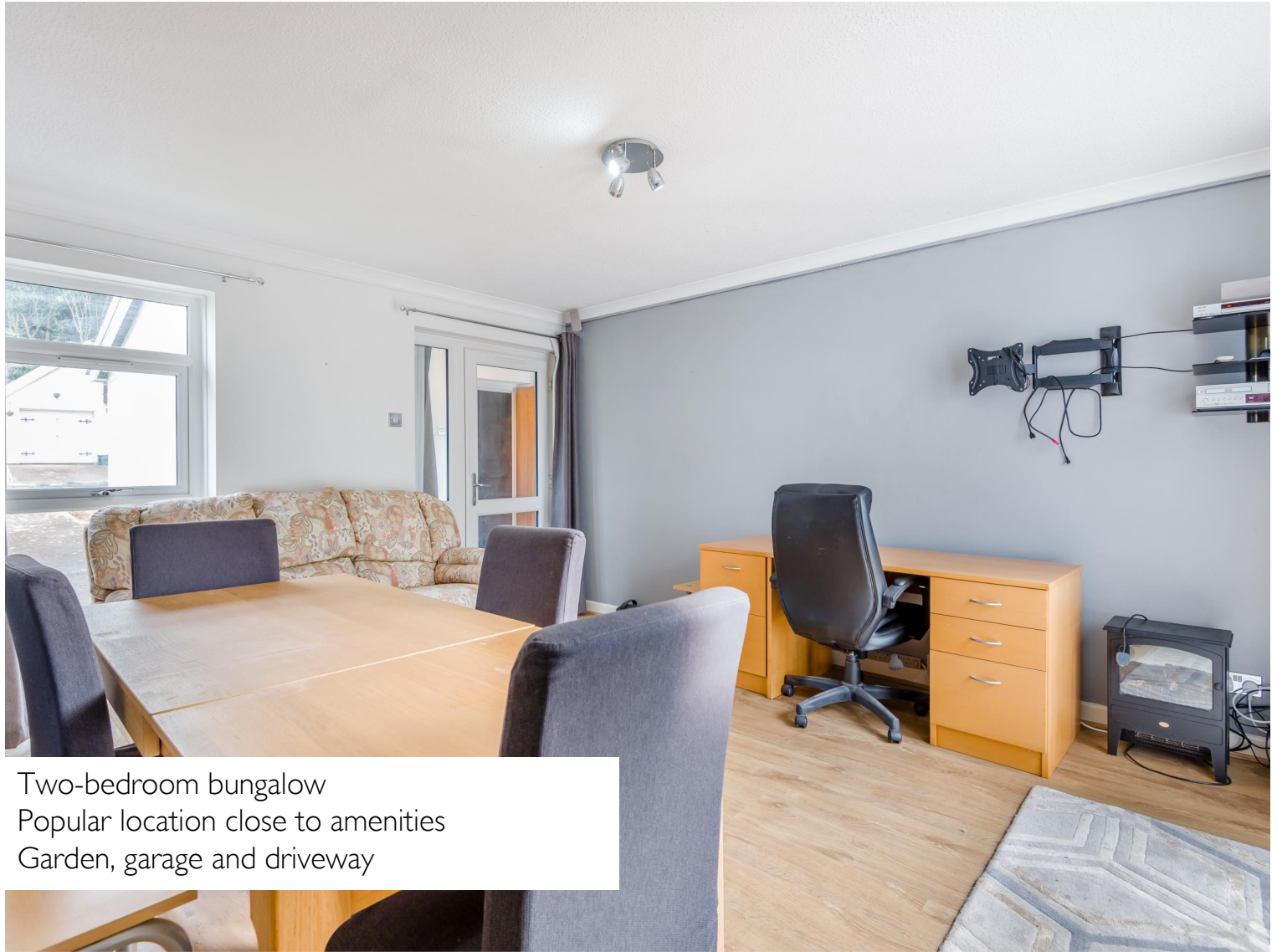
WYESHAM

Guide price **£225,000**



34 CLAYPATCH ROAD

Wyesham, Monmouth, Monmouthshire NP25 3PN



Two-bedroom bungalow
Popular location close to amenities
Garden, 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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£225,000



KEY FEATURES

- Two-bedroom bungalow
- Popular location
- Well-proportioned throughout
- Pretty rear garden
- Generous living/dining area
- Garage and driveway



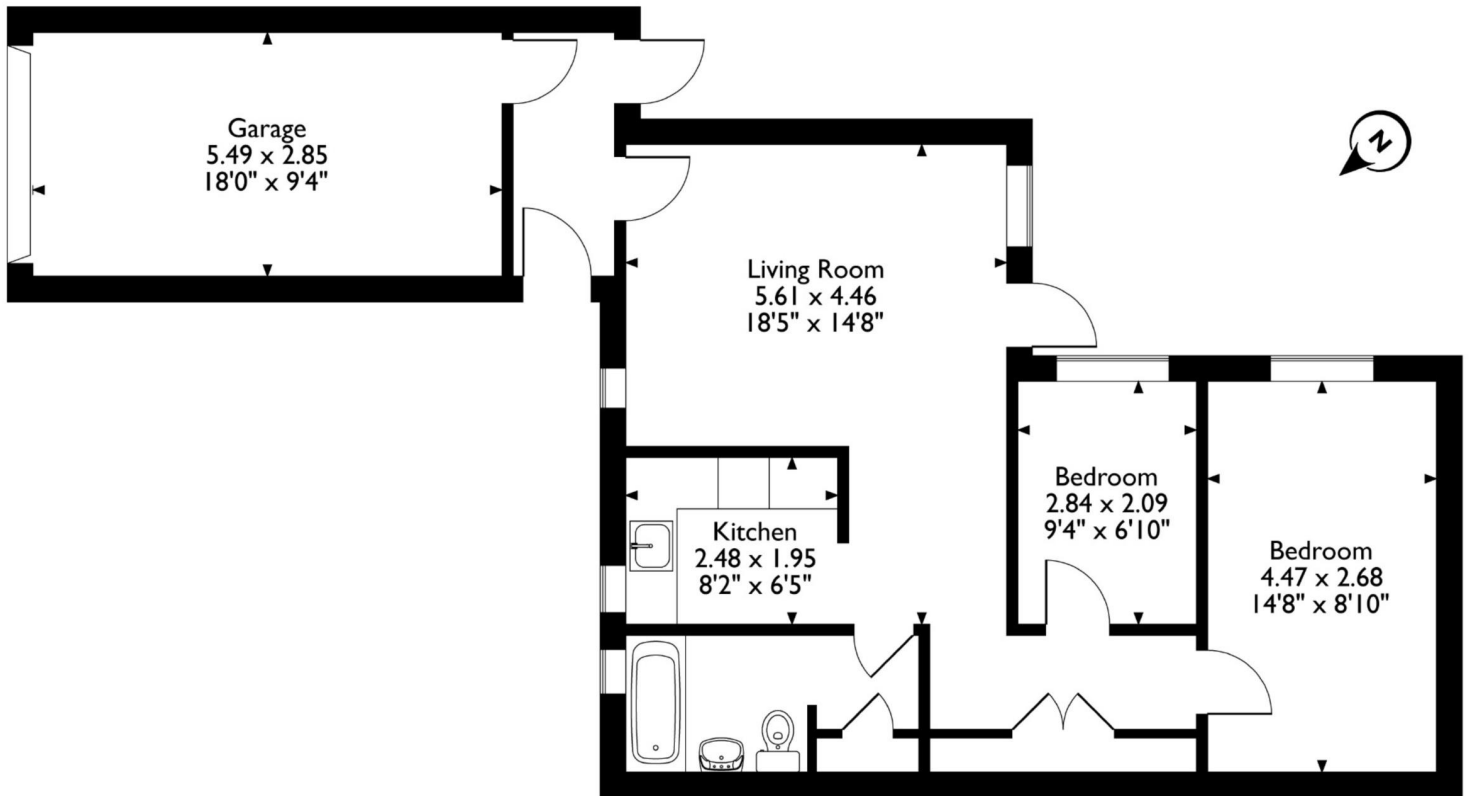
STEP INSIDE



As you enter the property via the entrance hallway, there are three doors. One door gives access into the garage, one to the rear garden and the other to the living room and further accommodation.

The living room giving access to the rest of the accommodation. The living room is a generous size with dual aspect windows and a door leading to the rear garden.

34 Claypatch Road, Wyesham, Monmouth
Approximate Gross Internal Area
75 Sq M/807 Sq Ft



Ground 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.

The kitchen is fitted with a range of wall and base units with space for appliances.

The bathroom is fitted with a white three-piece suite and heated towel rail.

The bungalow also offers two good sized bedrooms with the principal offering ample space for furniture and a double bed.

STEP OUTSIDE



The front of the property has a well-manicured lawned area and garage with driveway.

To the rear there is a pretty rear garden with lawned area and patio with ample space for outdoor entertaining.

The garden offers a good degree of privacy with mature shrubs and trees.

AGENT'S NOTE

The property is being sold on a leasehold basis. The lease term is 99 years from 25/3/1979 with a ground rent of £55 per annum.

INFORMATION

Postcode: NP25 3PN

Tenure: Leasehold

Tax Band: D

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, turn right onto Redbrook Road, turn left onto Wyesham Avenue, take the first left onto Claypatch Road where number 34 can be found on the left-hand side.



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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.