



MONMOUTH

Guide price £189,000



# 36 WYEFIELD COURT

Monmouth, Monmouthshire NP25 5TN



Two-bedroom semi-detached property  
Close to local amenities  
Off street parking

This two-bedroom property is conveniently located within walking to Monmouth town centre. The charming market town of Monmouth is steeped in history, with well-regarded schooling, bespoke shops, cafes, and restaurants as well as retailers such as Marks & Spencer and Waitrose. Well-connected to the A40, the property allows for easy commuting with fantastic road links, yet is perfectly situated for rural living, with picturesque countryside surrounding and scenic walks.

## STEP INSIDE:

Upon entering the property, you are welcomed by a hallway that offers convenient storage space and grants access to the expansive living room.

The living room boasts a generous size, providing abundant room for a dining table and chairs, while French doors open up to the garden, allowing an influx of natural light to fill the space.

The kitchen is equipped with contemporary wall and base units, offering ample storage and accommodating plumbing for appliances.

Moving to the first floor, you will find two double bedrooms and a well-appointed family bathroom.

Guide price  
**£189,000**



### KEY FEATURES

- Two-bedroom semi-detached home
- Off street parking
- Well presented
- Short walking distance of Monmouth town
- Private garden
- Ideal first time buy or investment

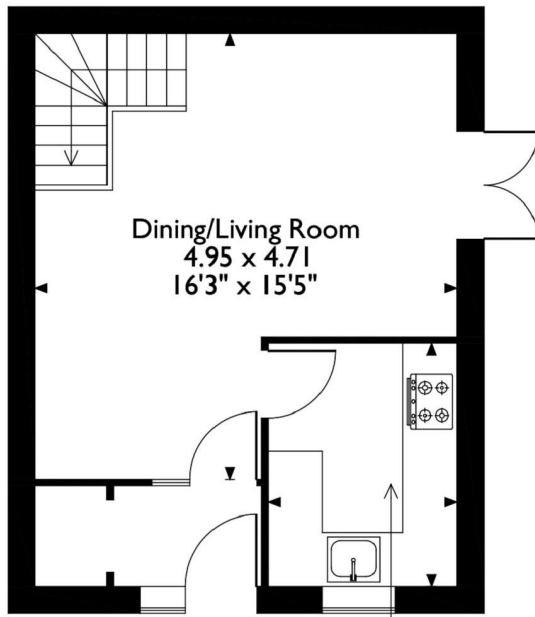


### STEP OUTSIDE

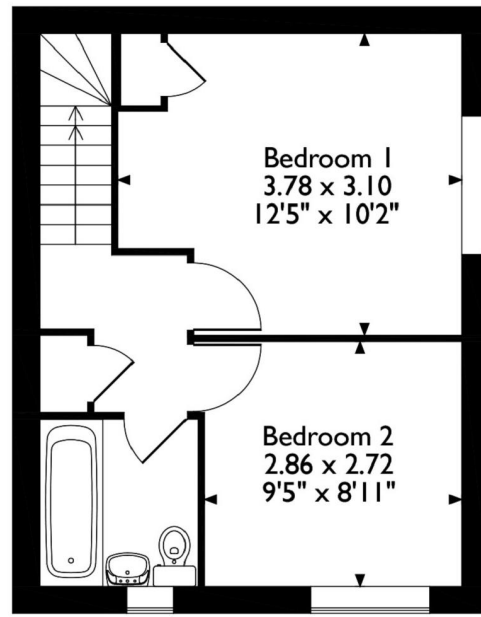
To the front of the property there is off street parking and steps lead you to the front door. The garden offers a good degree of privacy and is mainly laid to artificial lawn with a patio area, perfect for entertaining.



# 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.

## DIRECTIONS

From our Monmouth office, proceed down Monnow Street. Turn left onto Blestium Street and at the roundabout, take the second exit over the bridge. At the traffic lights, turn left onto Cinderhill Street and at the roundabout, take the second exit onto Portal Road. Turn right onto Link Road and take the second turning onto Wyefield Court. Follow the road around to the right and number 36 will be found on the right-hand side.



## INFORMATION

Postcode: NP25 5TN  
Tenure: Freehold  
Tax Band: C  
Heating: Gas  
Drainage: Mains  
EPC: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.