



WYESHAM

Guide price £265,000



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# 25 WOODLAND VIEW

Wyesham, Monmouth, Monmouthshire NP25 3JN



Three bed semi detached  
Popular location  
Lovely rear garden

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 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

- Semi-detached home
- Three bedrooms
- Lovely rear garden with views
- Large conservatory
- Ideal first time buy
- Spacious living accommodation



# STEP INSIDE



The property is entered via a practical entrance porch, providing an ideal space for coats and shoes. The porch opens into the entrance hallway, which features stairs rising to the first floor and doors leading to both the lounge and kitchen.

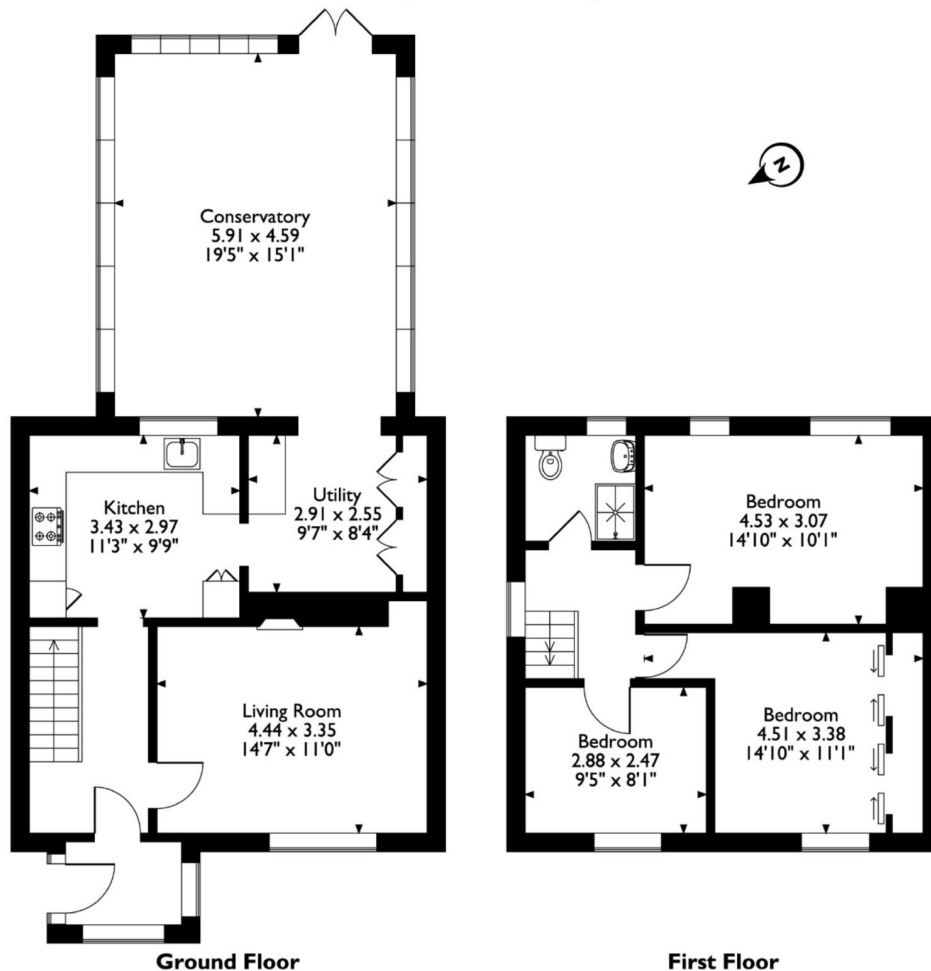
The lounge enjoys a broad window to the front aspect, allowing plenty of natural light, and features a characterful brick fireplace along with a recessed alcove with shelving.

The kitchen benefits from tiled flooring and is fitted with a range of wall and base units. There is space for a fridge freezer, a built-in oven, and a four-ring electric hob. A cupboard houses the recently fitted hot water cylinder, and a door leads through to the spacious utility room.

The utility room continues the tiled flooring and offers built-in storage cupboards along with plumbing for a washing machine. A wide opening leads through to the large conservatory.

The conservatory is a fantastic, light-filled and spacious room with a wonderful outlook and direct access to the rear garden, taking full advantage of the stunning Wye Valley views. The current vendor uses this room as the main reception space.

25, Woodland View, Wyesham, Monmouth  
Approximate Gross Internal Area  
115 Sq M/1238 Sq Ft



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 provides access to all bedrooms and the shower room, and benefits from a window to the side aspect as well as access to the loft.

The principal bedroom features two windows to the rear aspect, offering lovely views towards the Kymin and the Wye Valley hills. The room offers ample space for bedroom furniture.

Bedroom two is a good-sized double bedroom with a window to the front aspect and a generous range of fitted wardrobes.

Bedroom three is a well-proportioned single bedroom with a window to the front aspect.

The shower room has an obscure window to the rear aspect and is fitted with a pedestal wash hand basin, WC, and a fully tiled double shower.

# STEP OUTSIDE



The rear garden is of a generous size and offers a high degree of privacy, along with lovely surrounding views. Enjoying a sunny aspect, the garden has been thoughtfully landscaped to include a wide decking area leading to a lawn, areas of stone chippings, and a raised patio featuring an attractive pond.

There is a well-established selection of perennial plants, flowers, and shrubs, along with a variety of fruit trees including apple, pear, plum, cherry, and damson. Completing the garden is a useful purpose-built storage shed with power and lighting.

## INFORMATION

Postcode: NP25 3JN  
Tenure: Freehold  
Tax Band: C  
Heating: Gas  
Drainage: Mains  
EPC: TBC





## DIRECTIONS

Proceed out of town across the Wye Bridge towards Coleford/Chepstow. Proceed over the first mini roundabout onto the A4136 and at the second mini roundabout turn right towards Wyesham Road. Proceed along the road for approx. 500 yds and turn right into Woodland View. Follow the road around to the left and the property will be located on your left-hand side.



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