



MONMOUTH

Guide price **£285,000**



19 WYEFIELD COURT

Monmouth, Monmouthshire NP25 5TN



Chain free
Off street parking
Walking distance Monmouth town

This fabulous extended three-bedroom semi-detached property is situated in a popular location within easy, level walking distance of Monmouth town centre. The property offers generous and versatile living space, including a superb kitchen/breakfast family room, a well-proportioned lounge, and a spacious conservatory extending from it.

To the first floor are three double bedrooms, with the principal bedroom benefiting from an en-suite shower room. A modern family bathroom completes the accommodation.

The property occupies a generous plot with a large rear garden. The garden features a recently laid, modern patio and a good-sized lawned area. There is also a substantial open wooden outbuilding, ideal for outdoor dining and entertaining. Further benefits include parking for two vehicles.

Located on the edge of Monmouth town, this property is in a superb position within short distance to local amenities. 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.



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KEY FEATURES

- Extended three bedroom semi detached
- Fantastic corner plot
- Kitchen/breakfast family room
- Conservatory
- En suite
- Modern Family bathroom



STEP INSIDE



The property is entered via a welcoming hallway with stairs rising to the first floor and a doorway leading into the impressive kitchen/breakfast family room.

This fantastic open space is a real highlight of the home, offering a superb sense of light and space with windows to both the front and rear aspects. There is ample room for a dining table, chairs and a sofa, making it ideal for modern family living and entertaining. A further door leads to an additional main entrance with a useful inner hall, perfect for coats and shoes.

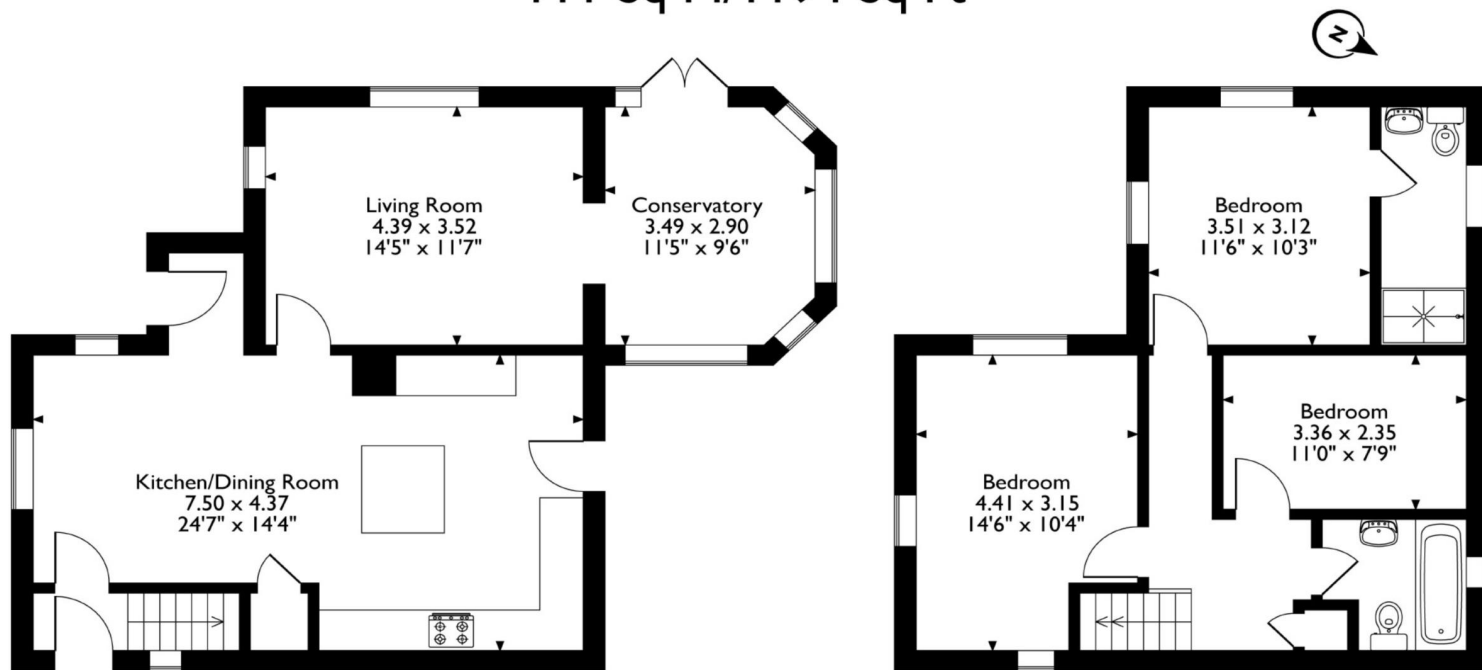
The kitchen is fitted with a modern range of wall and base units with laminate wood-effect worktops. There is space and plumbing for a dishwasher and washing machine, space for an American-style fridge freezer, and an electric Belling range cooker. There is also a useful under-stairs storage cupboard with space for a tumble dryer. A door leads through to the lounge.

The lounge features oak-effect laminate flooring that continues from the kitchen/breakfast family room. With windows to the front and side aspects, the room is bright and inviting, with a feature alcove providing an ideal focal point and TV space. An opening leads through to the modern conservatory.

The conservatory enjoys views over the large, private rear garden through surrounding windows, with French doors opening onto the patio area. It benefits from a UPVC roof with inset ceiling spotlights, making it a versatile year-round space.

19, Wyefield Court, Monmouth

Approximate Gross Internal Area 111 Sq M/1194 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.

First Floor

To the first floor, the landing provides access to three double bedrooms, the family bathroom and an airing cupboard housing the hot water cylinder.

The principal bedroom features windows to the front and side aspects, a built-in shelving unit and a door leading to the en-suite shower room. The en-suite comprises a double shower, vanity wash hand basin, WC and an obscure window to the rear.

Bedroom two is a generous double room with windows to the front and both side aspects, creating a bright and airy space with plenty of room for bedroom furniture.

Bedroom three is also a double, overlooking the rear garden and benefiting from a feature recessed shelf.

The modern family bathroom is fitted with a contemporary three-piece suite, including a bath with shower screen and rain-style shower, vanity sink with storage cupboards, low-flush WC, chrome towel rail and an obscure window to the rear.

STEP OUTSIDE



On approach, the property offers a small lawned area and parking for two vehicles. The generous rear garden wraps around the home and provides a fantastic outdoor space. There is a large patio area ideal for outdoor dining, along with a lawned section. A further raised patio features a wooden surround, creating the perfect setting for additional outdoor entertaining. The garden is fully enclosed with modern wooden fencing and benefits from outdoor lighting.

INFORMATION

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





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 where number 19 will be located in the corner.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	77
(55-68)	D		
(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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