



# WYESHAM, MONMOUTH

Guide price **£285,000**



# CROFTLEY

Wyesham Avenue, Wyesham, Monmouth, Monmouthshire NP25 3NF



Three-bedroom semi detached  
Plenty of off-street parking  
No upper chain

Beautifully presented throughout the ground floor, featuring elegant oak flooring, stylish matching oak skirting boards, and architraves. The property benefits from a beautifully fitted kitchen and a contemporary modern bathroom. Set on a generous plot, the home offers a large driveway providing off-street parking for several vehicles, along with a well-established and attractive 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

- Three-bedroom semi detached
- Kitchen / breakfast room
- Conservatory
- Plenty of off-street parking
- Large utility and downstairs shower room
- Large Tandem Garage



# STEP INSIDE



The entrance hallway features stairs rising to the first floor and a door leading into the lounge.

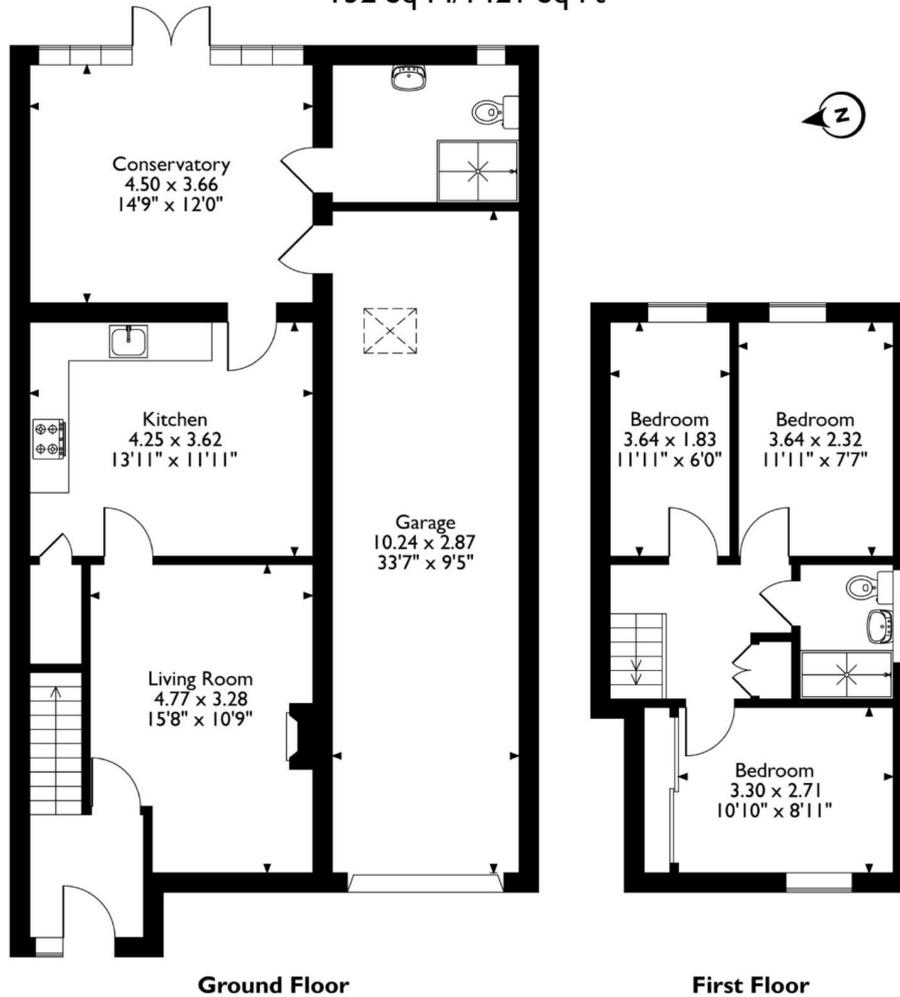
The lounge benefits from a broad window to the front aspect and features a flame-effect coal electric fire with hearth and mantelpiece.

Recently refitted, the kitchen/breakfast room offers a range of modern units and integrated appliances including a fridge/freezer, dishwasher, low-level oven and four-ring electric hob. There is a 1½ bowl sink with drainer, a shelved pantry, and vinyl tiled-effect flooring. Windows and a door lead through to the conservatory.

Located at the rear of the property, the conservatory enjoys views over the garden and features tiled flooring and French doors opening onto the rear garden.

Doors also provide access to the large integral garage and the shower/utility room. This useful space offers continuation of the tiled flooring and provides ample room for a washing machine and tumble dryer. There is a walk-in fully tiled shower, low flush W.C., vanity wash hand basin with cupboard beneath, an obscure window to the rear, and a roof window.

Croftley, Wyesham Avenue, Monmouth, Monmouthshire  
Approximate Gross Internal Area  
132 Sq M/1421 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, the shower room, a shelved airing cupboard, and access to the loft.

The principal bedroom features a window to the front aspect with distant views towards the Wye Valley, along with mirrored fitted wardrobes and fitted bedside cupboards.

A generous double bedroom with a window to the rear aspect enjoying distant views towards the Wye Valley hills and ample space for additional storage.

A well-proportioned single bedroom with a window to the rear aspect offering further distant Wye Valley views.

The shower room comprises a double walk-in shower with waterfall shower head and glass screen, UPVC bathroom panelling, vanity wash hand basin with cupboard beneath, low-level W.C., obscure rear window, and lino flooring.

# STEP OUTSIDE



The front of the property offers a driveway with parking for several vehicles and access to the large garage.

The property has an established rear garden with distance Wye Valley views, mainly laid to lawn with an established flower bed. There is also a patio area ideal for garden furniture and out door entertaining.

The large tandem garage has vaulted ceiling and storage above, lighting, power and roof light.

## INFORMATION

Postcode: NP25 3NF

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: C





## DIRECTIONS

Proceed out of town across the Wye Bridge towards Coleford/Chepstow. At the mini roundabout take the second exit onto Redbrook road follow the road until you see the turning for Wyesham Avenue on the left-hand side, then follow the road leading up the hill and you'll see Croftly on your right-hand side.



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