



WYESHAM

Guide price £225,000



16 HEATH STREET

Wyesham, Monmouth, Monmouthshire NP25 3TL



No chain
Modern extended home
Off street parking

A fabulous extended two-bedroom modernised semi-detached home with a lovely garden with beautiful views towards the Wye Valley hills and local church spire. The property is extremely well presented throughout and offers a wonderful extended modern kitchen breakfast room with views towards the Wye valley, two double bedrooms, modern shower room, landscaped garden and off-street parking for two vehicles.

Situated in the popular cul-de-sac, the property sits just outside Monmouth centre and borders the picturesque River Wye. The property is well-positioned within short distance to the charming high street and historic market town of Monmouth, where there are several shops, restaurants and cafes. With fantastic road links, this is an ideal spot for those commuting with easy access to the A40 and bordering England. Kymin View Primary School is a stone's throw away, with Monmouth Prep School just beyond and the Comprehensive across the bridge.



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KEY FEATURES

- Beautifully presented
- Extended kitchen/breakfast room
- Modern kitchen and bathroom
- Two double bedrooms
- Private garden
- Lovely views



STEP INSIDE

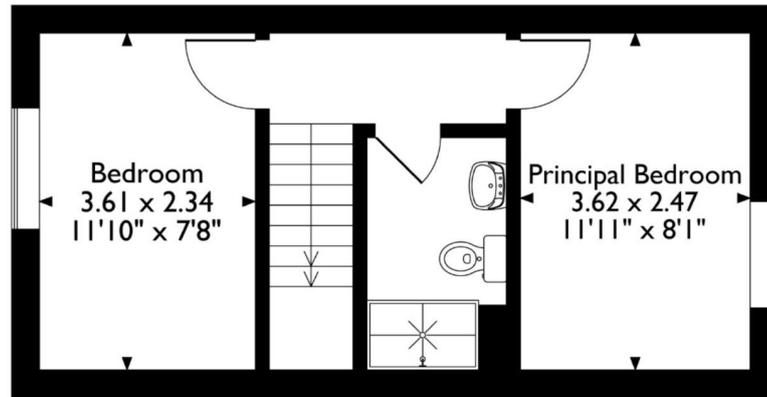


The property is entered via a useful purpose-built porch, ideal for coats and shoes. A door leads into the modern lounge, featuring wood-effect flooring and a window to the front aspect. Stairs rise to the first floor and there is a practical understairs storage cupboard. From the lounge, a doorway leads to the beautifully refitted kitchen, which has previously been extended.

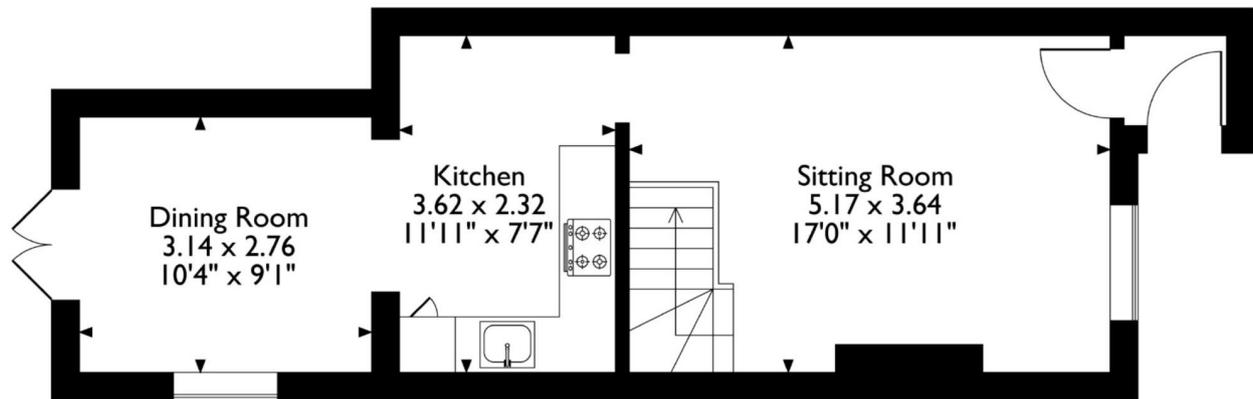
The kitchen/breakfast room provides a real wow factor to the home. The extension has created an excellent dining space with access to and views over the rear garden, as well as beautiful outlooks towards the Wye Valley and the local church spire.

The recently fitted kitchen features large Mandarin Stone floor tiles and a good range of wall and base units complemented by wood-effect worktops. Integrated appliances include a built-in oven and four-ring induction hob, with plumbing for a washing machine. A broad opening leads to the dining area, where French doors open onto the rear garden patio, enjoying a lovely aspect towards the Wye Valley hills. A side window floods the room with natural light.

16, Heath Street, Monmouth, Monmouthshire
Approximate Gross Internal Area
67 Sq M/721 Sq Ft



First Floor



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 first-floor landing provides access to two double bedrooms and the modern shower room.

Bedroom two is also a double room and features a window to the front aspect.

The principal bedroom benefits from a window to the rear aspect, offering attractive views of the Wye Valley hills, along with a useful deep storage cupboard.

The recently refurbished shower room is finished to a high standard, with fully tiled Mandarin Stone floors and walls, a walk-in double shower, low-flush WC, and a double wall-hung sink with drawers beneath. A heated towel rail completes the space.

STEP OUTSIDE



To the front of the property there is an area laid to lawn and a driveway providing off-street parking.

The rear garden has been thoughtfully designed to make the most of the privacy and attractive views. Immediately outside the dining area of the kitchen is a patio area, ideal for outdoor seating and entertaining. The garden also features a lawned area and a charming inset patio at the bottom of the garden, providing a further seating space to enjoy the surroundings.

A useful storage shed is also included.

INFORMATION

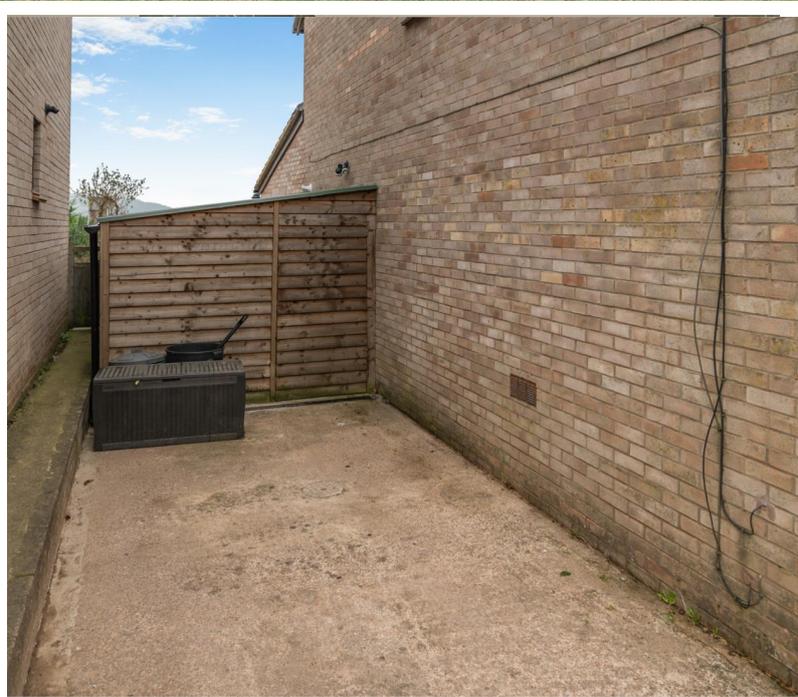
Postcode: NP25 3TL
Tenure: Freehold
Tax Band: D
Heating: Gas
Drainage: Mains
EPC: C





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 continue straight and at the next roundabout, take the third exit onto Wyesham Road. Turn left onto High Meadow and follow the road until you come to Heath Street on the right-hand side. Number 16 will be located on the right.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		88
(81-91)	B		
(69-80)	C	71	
(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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