



41 HIGH MEADOW

Monmouth, NP25 3TB

 **DAVID JAMES**

41 HIGH MEADOW

Monmouth, NP25 3TB

- Ideal Investment Property
- Pleasant Rear Outlook of The Kymin
- Conservatory to the Rear
- Low Maintenance Patio Garden
- Driveway Parking for Two Cars
- Close to Amenities and Primary School
- Easy Motorway Access Links
- Ground Floor WC
- Ensuite Shower to Master Bedroom
- Double Glazed Throughout

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DESCRIPTION

Occupying a spacious plot with views to the rear of The Kymin and driveway parking to the side of the house, High Meadow is a quiet residential area of Wyesham. The house offers a low maintenance pleasant rear garden, a kitchen / breakfast room and conservatory to the rear. The three bedrooms and ensuite to the master bedroom would make a great buy for a first-time buyer or investor.

SITUATION

Set back off High Meadow with an attractive frontage and a large driveway, the house is within walking distance of a local shop and post office on a convenient bus route into Monmouth town as well as Kymin View Primary School nearby. Excellent motorway links via A40 to Cardiff, Bristol & M50. Monmouth town centre is less than one mile away which provides a comprehensive range of amenities with a wide range of shops and excellent schools, both junior and senior including the Haberdashers schools for boys and girls.

ACCOMMODATION

Entering the house is a useful **Porch** area with uPVC double glazed door. **Ground Floor WC** provides a wash hand basin, low flush w.c. and window to the front. Doorway leads into the **Sitting Room** which is a sizeable space with a pleasant outlook to the front, providing an electric fire to one wall, staircase to the landing with an understairs storage cupboard. The **Kitchen/Breakfast Room** is fitted with wooden fitted units, there is space for a cooker, fridge freezer and washing machine. There is a wall mounted combination boiler and window to the rear which overlooks the garden and patio area. The **Conservatory** is fully glazed to all sides providing further entertaining space with a doorway which leads out to the garden.

The **Landing** has a deep storage cupboard and access hatch to the loft space. The **Master Bedroom** has two windows to the rear with a pleasant outlook towards The Kymin and surrounding countryside. The **Ensuite Shower Room** has a shower cubicle, wash hand basin and w.c., **Bedroom Two** is a double room to the front and **Bedroom Three** is a single room. The **Family Bathroom** has a shower over the bath, wash hand basin and w.c.

OUTSIDE

The **Garden** offers sunny orientation with a good outlook up towards The Kymin. The garden is level and is of a good size, laid in paving slabs with fencing to the borders and an additional side area ideal for sheds. The frontage is pleasant with gravel and low fence to the perimeter making it safe for children. There is driveway parking for at least two cars.

GENERAL

EPC Band C

LOCAL AUTHORITY

Monmouthshire County Council

VIEWING

Strictly by appointment with the Agents: David James, tel 01600 712916

GUIDE PRICE

£240,000



PLANS AND PARTICULARS

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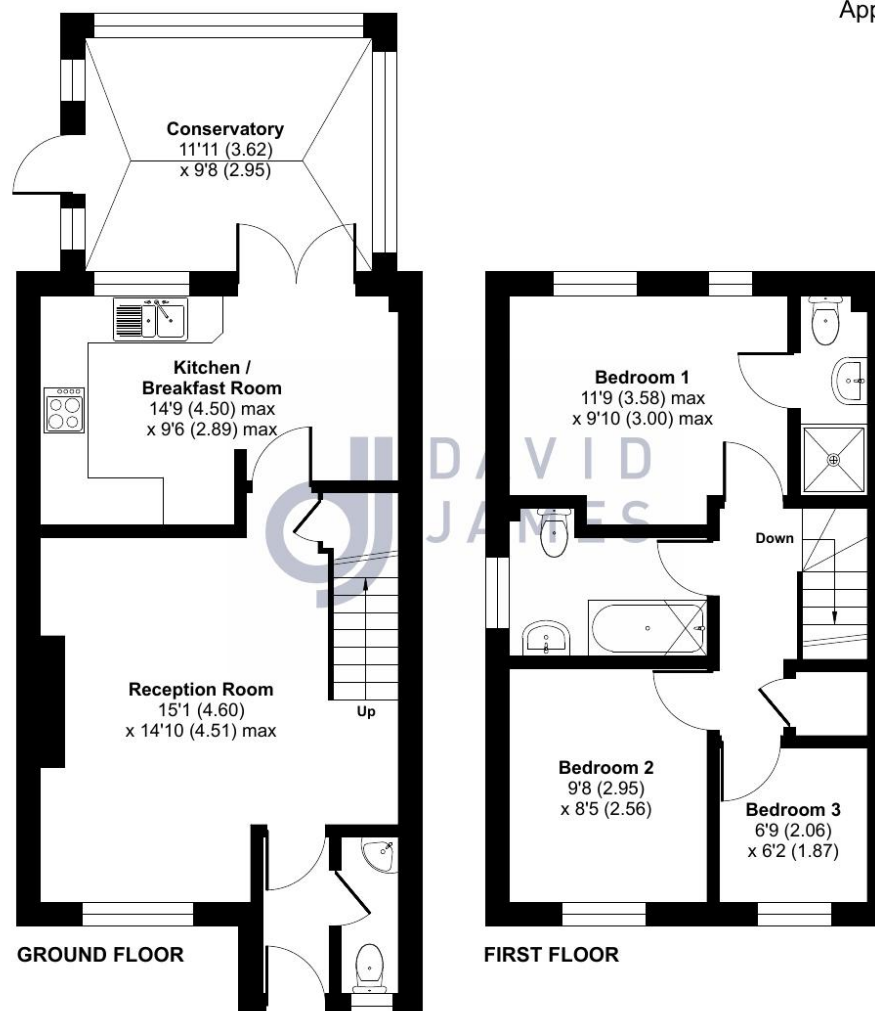




High Meadow, Wyesham, Monmouth, NP25

Approximate Area = 890 sq ft / 82.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for David James. REF: 1493241