



47 HILLCREST ROAD

Wyesham, Monmouth, NP25 3LJ



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- Bungalow in Quiet Location
- South Facing Rear Garden
- Large Driveway for Several Cars
- Conservatory to Rear
- Two Double Bedrooms
- Storage Sheds
- On Local Bus Route

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DESCRIPTION

A neatly presented semi-detached two-bedroom bungalow with a generous conservatory to the rear, benefiting from a south facing garden and outlook. Offering a modern kitchen, light filled sitting room and a shower room. Hillcrest is a popular quiet location in Wyesham on a bus route to Monmouth town.

SITUATION

Set back off Hillcrest Road, with a large driveway and established garden in front the bungalow is within walking distance of a local shop and post office on a convenient bus route into Monmouth town. Excellent motorway links via A40 to Cardiff, Bristol & M50. Monmouth town center 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

The **Entrance Hallway** has a double-glazed door with storage cupboard to the side and a loft access hatch to the ceiling. The light filled **Sitting Room** is rear facing with a chimney breast and a gas fire. Sliding doors lead into a rear facing **Conservatory**, which is south facing, glazed on all sides with a modern tiled floor and door to the rear garden. The **Kitchen** has fitted wooden units with a sink and drainer and tiled splashbacks, integrated appliances include an electric oven and hob. There is space for a washing machine, dishwasher and fridge/freezer. There is a window to the rear overlooking the garden and a deep pantry cupboard housing a wall mounted gas boiler. **Bedroom One** is a spacious double room to the front with a pleasant outlook and fitted mirrored wardrobes to one wall. **Bedroom Two** is a double bedroom with a window to the front. The **Bathroom** has a half height shower screen with a modern shower and tiled splashbacks throughout. There is a wash hand basin lavatory and a second loft access hatch.

OUTSIDE

The garden has well established and particularly private with a south facing orientation. The garden offers planted borders with well-established shrubs, a rose walk and large lawned area. The paved patio area is accessible from the conservatory; there is side access into the garden from the driveway as well as two sizeable sheds in the gardens.

GENERAL

Monmouthshire County Council

SERVICES

All Mains services are connected

EPC C

LOCAL AUTHORITY

Monmouthshire County Council

VIEWING

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

GUIDE PRICE

£270,000



PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



Hillcrest Road, Monmouth, NP25

Approximate Area = 673 sq ft / 62.5 sq m

Outbuildings = 109 sq ft / 10.1 sq m

Total = 782 sq ft / 72.6 sq m

For identification only - Not to scale

