



19 Wyesham Road
Monmouth, NP25 3JR



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- Detached Family Home
- Four Bedrooms with Views to the Front
- Private Low Maintenance Garden
- Occupying an Edge of Development Plot
- Three Parking Spaces
- Garage to Rear
- Ensuite Shower Room
- Ground Floor WC
- Open Plan Kitchen / Dining Space
- Uninterrupted Views

Guide Price
£335,000

87 Monnow Street, Monmouth
Monmouthshire, NP25 3EW
monmouth@david-james.co.uk
Tel 01600 712916
www.david-james.co.uk

DESCRIPTION

A spacious four-bedroom, detached family home built in 2013, located on the edge of this modern development, with uninterrupted views to the front of the Monmouthshire countryside. The property offers a spacious ground floor with a large kitchen / breakfast room and a sizeable sitting room to the rear overlooking the private garden. The property overlooks open green space with a fantastic view of The Lydart, also benefitting from three designated parking spaces and a garage to the rear.

SITUATION

Situated on the edge of the modern development, the property offers a quiet location within walking distance of a local shop and post office with fantastic views to the front. Excellent motorway links via A40 to Cardiff, Bristol and 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 and Monmouth Comprehensive. There is a post office/shop and primary school within walking distance of the property and a bus link which takes you into Monmouth town.

ACCOMMODATION

On entering the property, the **Entrance Hallway** is spacious and wide with an understairs storage cupboard and a turned staircase leading to the first floor and landing area. To the ground floor is a modern **Cloakroom** with w.c., wash hand basin, tiled splashbacks and a window to the front. The **Kitchen / Breakfast Room** is incredibly generous in size with a window to the front overlooking the surrounding countryside views and green space. There is a sizeable dining space, and the kitchen offers high gloss fitted floor and wall storage units with integrated appliances including a fridge freezer, dishwasher and double oven with a four-ring gas hob and extractor fan above. The **Sitting Room** to the rear overlooks a very private rear garden and is generous in size with full high windows either side of double patio doors and a rear facing window. There is a media wall at one end housing the wall mounted TV with alcove space to either side.

On the **First Floor Landing** is a loft access hatch and two deep storage cupboards with shelving. The **Master Bedroom** offers views of The Lydart and countryside to the front with an **Ensuite Shower Room** which provides a step-in shower

cubicle with modern tiled splashbacks and a lavatory and wash hand basin. **Bedrooms Two** and **Bedroom Three** are both double bedrooms and are rear facing, **Bedroom Four** is a generous single bedroom making an ideal nursery or home office, if required, with views to the front. The **Family Bathroom** is modern and well-appointed with a bath and shower over and glass shower screen. A concealed cistern lavatory and a wash hand basin and tiled splashbacks.

OUTSIDE

The house benefits from an incredibly private and low maintenance rear garden with gateway access to the side and plentiful space for seating and pots. In front of the house is a small seating area which is enclosed, benefiting from the afternoon sun.

Behind the house is parking space for three cars in total as well as a **Garage** with an up and over door.

GENERAL

All Mains Services

EPC

Band C

LOCAL AUTHORITY

Monmouthshire County Council

VIEWING

Strictly by appointment with the Agents:

David James, Monmouth

Tel 01600 712916.

GUIDE PRICE

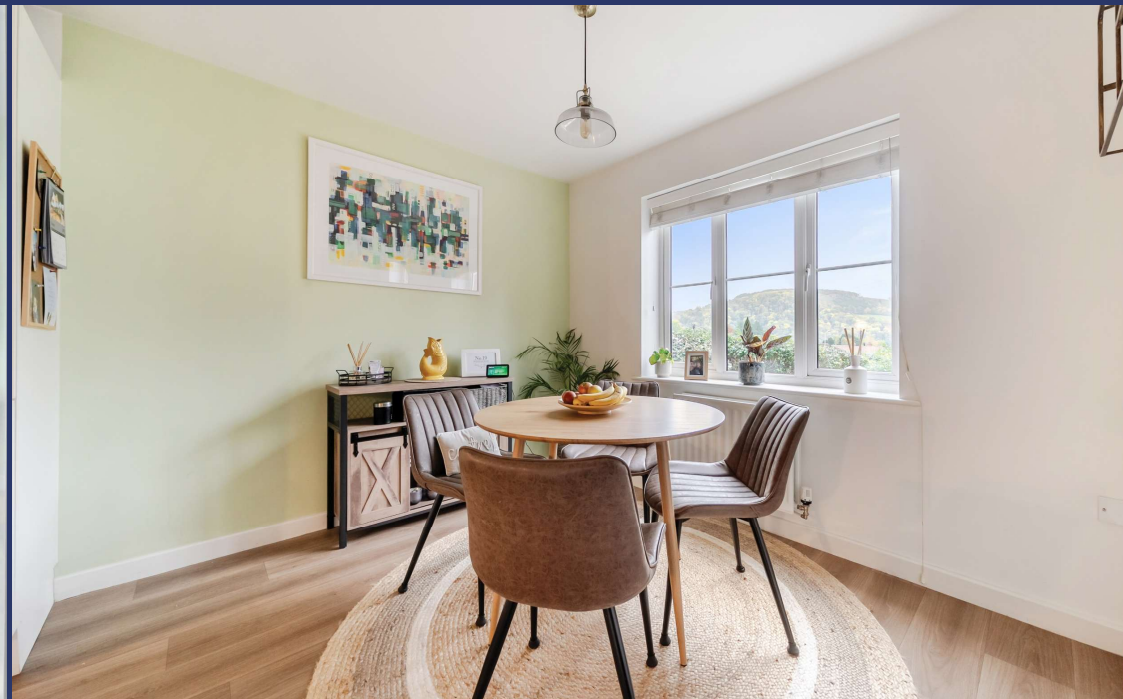
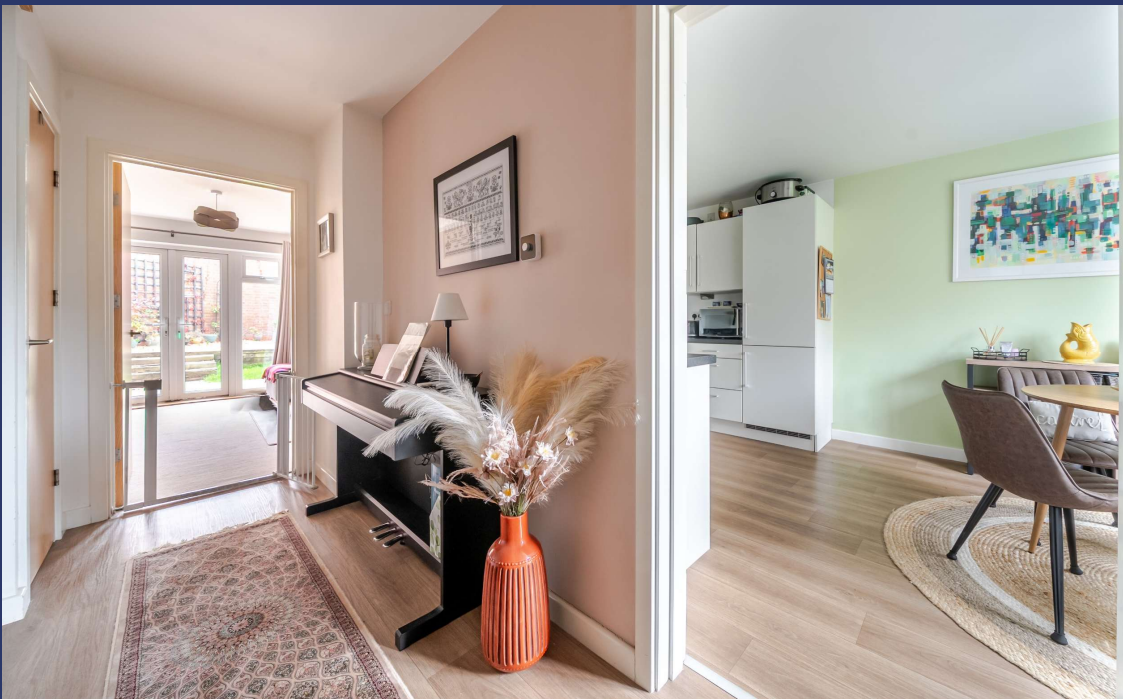
£335,000

PLANS AND PARTICULARS

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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.



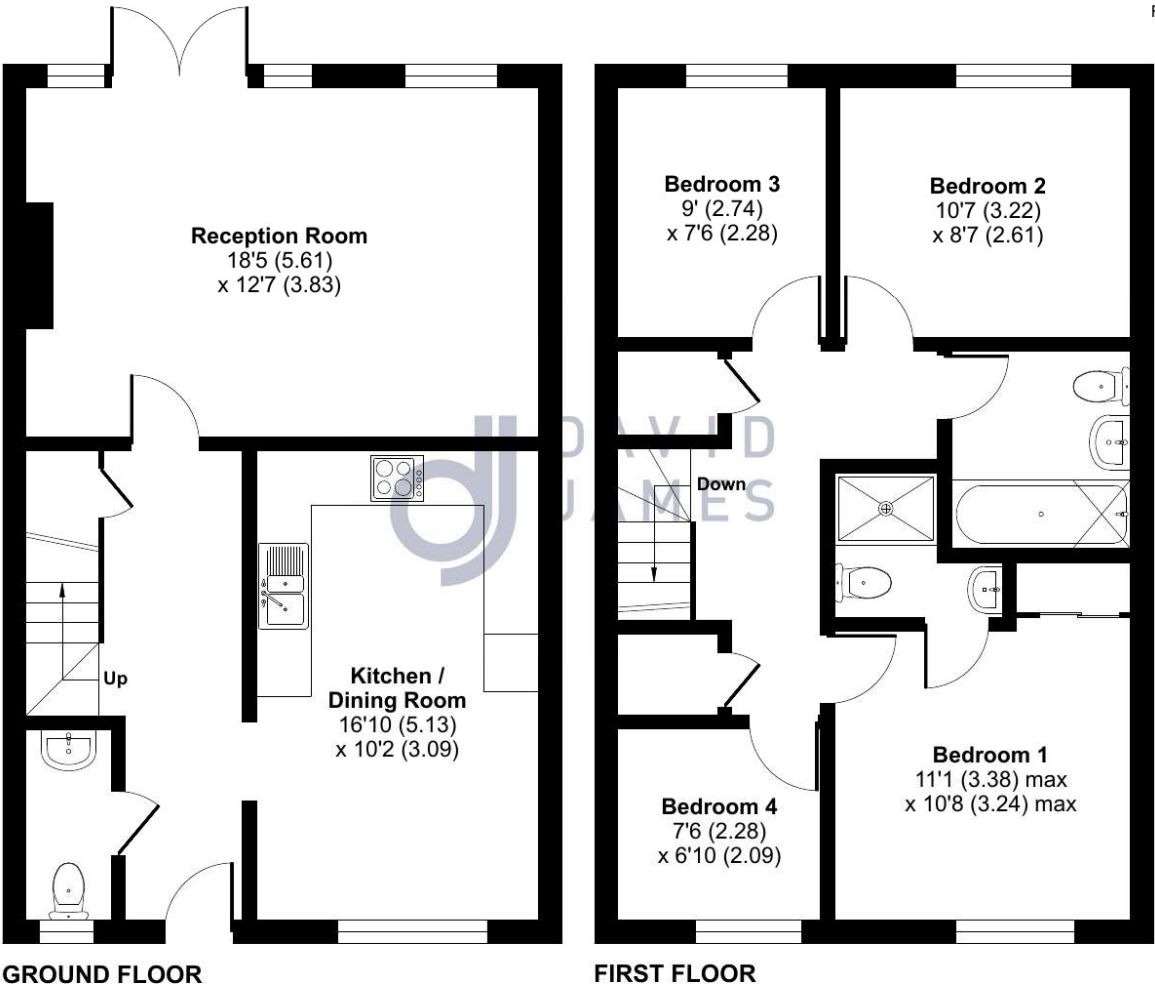




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Approximate Area = 1100 sq ft / 102.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for David James. REF: 1365873