



6, RIDGEWAY
Wyesham, Monmouth NP25 3JX

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- A Well-Presented, Semi-Detached Property
- In a Sought-After, Tranquil Location
- Enjoying Wonderful Far-Reaching Views
- Open Plan Kitchen / Dining Area
- Three Bedrooms
- Spacious Level Rear Garden
- Within Walking Distance of Local Schools
- Private Driveway with Off-Road Parking
- Excellent Transport Links

Guide Price

£325,000

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DESCRIPTION

A modern well-presented semi-detached property, with three bedrooms, enjoying a large level rear garden with an attractive coppice beyond. Situated in a sought-after, quiet location in Wyesham, within walking distance of local schools and amenities, on a bus route to town.

SITUATION

Situated in a popular cul de sac off Wyesham Road the property offers a quiet location within walking distance of local amenities and schools. Monmouth town centre is within walking distance, providing a comprehensive range of amenities with a wide range of shops and excellent schools, both junior and senior including the Haberdashers' School for boys and girls. There is a post office/shop and primary school within walking distance of the property and a bus link into Monmouth town. The location offers excellent motorway links via A40 to Cardiff, Bristol & M50.

ACCOMMODATION

Entering through a partially glazed front door into a welcoming ENTRANCE HALLWAY with engineered oak flooring. A door leads into the KITCHEN / DINING AREA with tiled floor. The kitchen comprises high-gloss grey wall and floor units and built in shelving to the walls. There is a Hotpoint double oven, a Zanussi 5-ring gas hob and a stainless-steel sink. There is a useful wooden breakfast bar. To one side is a utility area, with space and plumbing for a dishwasher and washing machine with wooden countertop over. There is an understairs storage area and a door to the external lobby. The kitchen area opens to a light and spacious dining area, glazed along the back wall with double doors, opening to the patio area, enjoying a wonderful outlook across the rear garden to woods beyond. The dining area leads into the FAMILY ROOM with an archway opening into the SITTING ROOM with a large picture window overlooking the front of the property creating a light ambience. The fireplace, with wooden surround, houses a gas fire. Off the hallway there is a DOWNSTAIRS CLOAKROOM with a lavatory, wash hand basin and a window to the side.

FIRST FLOOR -

The staircase leads up to a LANDING AREA with a window to the side and access hatch to the attic. The light and spacious MASTER BEDROOM enjoys wonderful views of the neighbouring woodland. A further large double BEDROOM benefits from views across Monmouth town and the countryside beyond. The third BEDROOM is a generous single

room enjoying light from a large window. The FAMILY BATHROOM is fully tiled and comprises a bath, separate shower cubicle, lavatory, wash hand basin with vanity unit, heated towel rail with a window to the rear.

OUTSIDE

The property benefits from a block paved, private driveway with parking for two cars. The front garden has a level lawned area with an attractive outlook. The single GARAGE has double doors. A metal pedestrian gate leads to a covered outside lobby, with a door to the kitchen, pedestrian door to the garage and an EV charger. In the garage there is space for a washing machine / tumble dryer. At the rear of the lobby is a useful walk-in storage cupboard / woodshed, housing the Worcester boiler. There is an outside tap. The rear garden is spacious and level with direct access to woodland beyond. The garden is mainly laid to lawn with attractive well-established flower beds and wooden fencing to the boundaries. A patio runs along the rear of the house, offering areas for outside dining and entertaining. To one side of the patio there is space, plumbing and a power supply for a hot tub. To the rear of the garage there is a further pedestrian door and an outside tap.

GENERAL

Mains Services Connected
Gas Central Heating
EPC – Band C
Ultra-Fast Fibre Broadband Connection Available

LOCAL AUTHORITY

Monmouthshire County Council

VIEWING

Strictly by appointment with the Agents:
David James, Monmouth. Tel 01600 712916.

GUIDE PRICE

£325,000

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.







Ridgeway, Monmouth, NP25

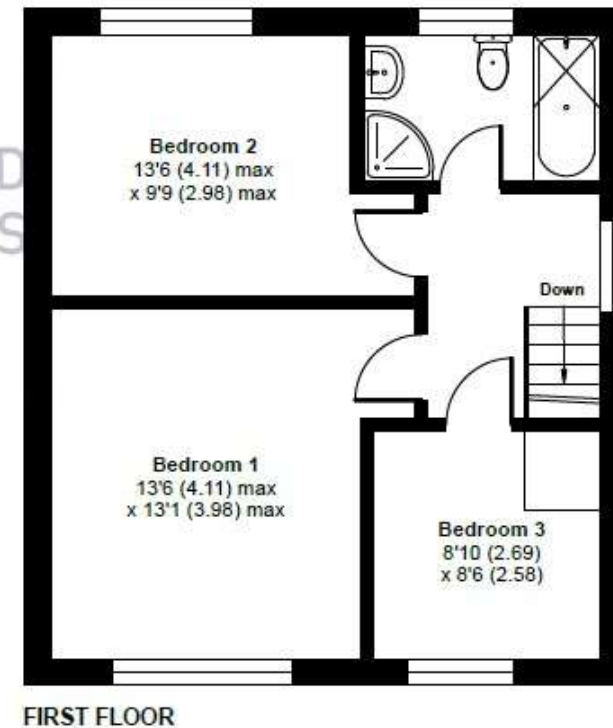
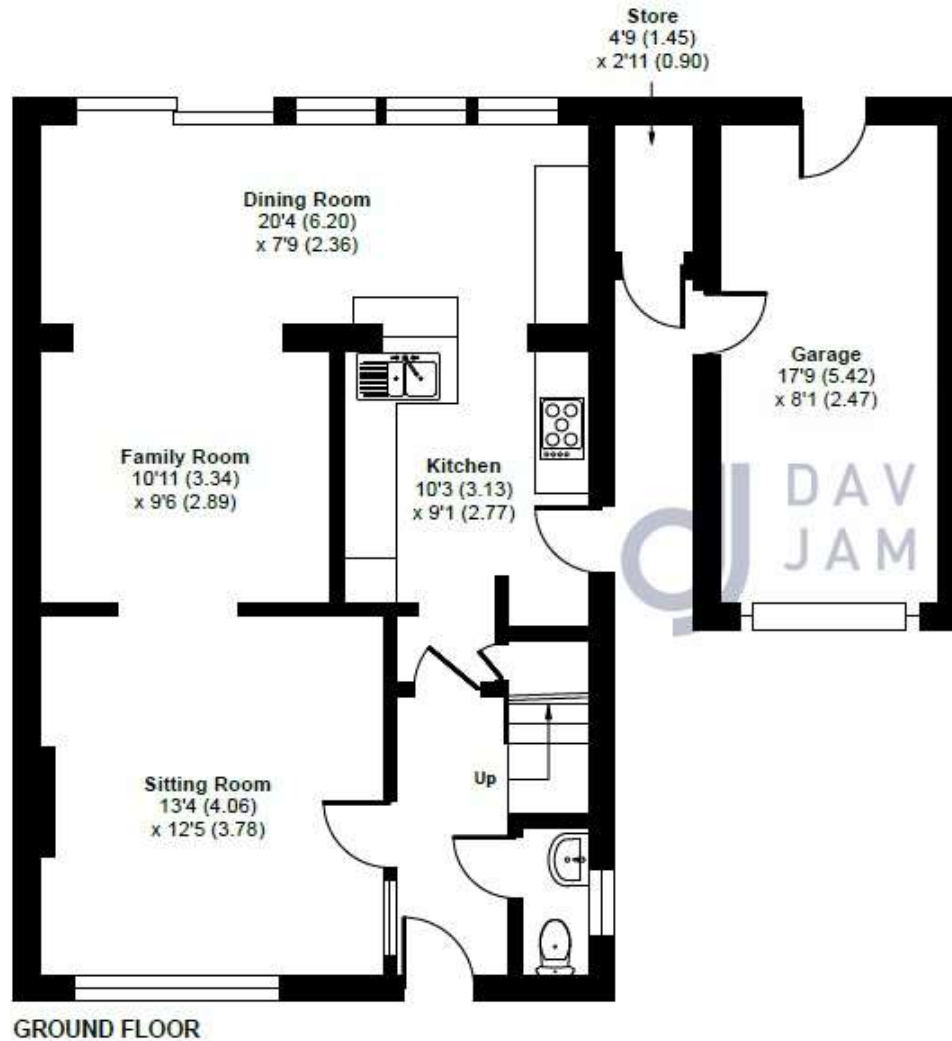
Approximate Area = 1115 sq ft / 103.6 sq m

Garage = 144 sq ft / 13.4 sq m

Outbuilding = 14 sq ft / 1.3 sq m

Total = 1273 sq ft / 118.3 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). © nichcom 2025. Produced for David James. REF: 1421660