



### DIRECTIONS

From our Chepstow office, continue along the main Wye Valley Road, into the village of Llandogo, taking the last turning on your left into Holmfield Drive, then bear left at the T junction and then bear right. Follow the cul-de-sac to the far end, where you will find number 23 on your right hand side.

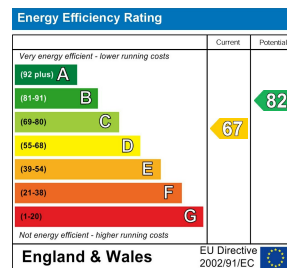
### SERVICES

All services are connected, with the exception of gas. Oil fired central heating.

2021/2022 Council Tax Band D

### TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.



# 23 HOLMFIELD DRIVE, LLANDOGO, MONMOUTH, NP25 4SQ

3 1 2

## OFFERS IN EXCESS OF £260,000

Sales: 01291 629292  
E: sales@thinkmoon.co.uk

**DISCLAIMER**  
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

**PLEASE NOTE**  
None of the fixtures, fittings or equipment has been tested by us. Room sizes should not be relied upon for carpets and finishes.

**OFFERS**  
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor. Moon & Co, their clients and any joint agents give notice that:  
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must be relied upon as statements or representations of facts.  
2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or as a consent and Moon and co-have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

23 Holmfield Drive comprises a well presented mid-link family house, occupying a pleasant end of cul-de-sac position within the popular Wye Valley Village of Llandogo. Nestling in an area designated as an area of Outstanding Beauty and located between the established towns of Monmouth and Chepstow with their attendant range of facilities. The property is well presented, and the vendors have also recently constructed a stylish contemporary home office in the garden.

## GROUND FLOOR

### ENTRANCE HALL

With door to front elevation. Stairs off: -

### CLOAKROOM/WC/UTILITY AREA

With low level WC. Space for washing machine and tumble dryer and wash hand basin. Window to front elevation.

### LIVING ROOM

13'9" x 12'4"

A pleasant reception room with feature fireplace, Window to front elevation.

### KITCHEN/.DINING ROOM

22'8" x 7'8"

Well appointed with a matching range of base and eye level storage with ample solid wood work surfacing over. Inset one and a half bowl sink unit. Twin oven with four ring hob over and extractor hood. Window and door to rear gardens. French doors from dining area to rear garden.

## FIRST FLOOR STAIRS & LANDING

### BEDROOM 1

12'6" x 11'0"

With window to rear elevation revealing attractive Wye Valley views.

### BEDROOM 2

12'0" x 10'8"

With window to front elevation again, with attractive Wye Valley views.

### BEDROOM 3

9'0" x 7'9"

With window to front elevation, again with attractive views.

### BATHROOM

With panelled bath with shower over. Low level WC with wash hand basin. Airing cupboard. Window to rear elevation.

### OUTSIDE

### GARDEN OFFICE

11'7" x 9'7"

A contemporary garden office with French doors to garden. Power and light.

### GARDENS

The property stands in pleasant front and rear gardens. To the front, with pedestrian access, otherwise laid to lawn with flower borders. To the rear with pleasant sun terrace, steps to lower garden area and access to the garden office.

