



DIRECTIONS

From our Chepstow office proceed to the Racecourse roundabout taking the third exit onto A466 towards Tintern. Proceed along this road without deviation, passing through the village of St. Arvans and Tintern. Upon entering the village of Llandogo, proceed through the village taking the last left-hand turn.

SERVICES

Mains water, electricity and drainage. Owned solar panels. Electric heating via air source pump.
Council tax band D

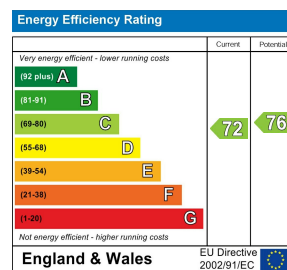
TENURE - FREEHOLD

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



GROUND FLOOR:
608 sq.ft. (56.3 sq.m.) approx.

1ST FLOOR:
412 sq.ft. (38.3 sq.m.) approx.



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. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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 not 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 regulations or consent.



**16 HOLMFIELD DRIVE, LLANDOGO, MONMOUTH,
MONMOUTHSHIRE, NP25 4SQ**

3 1 2 C

£299,950

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

Occupying a very pleasant and deceptively spacious end-terrace plot within this quiet cul-de-sac setting in the beautiful Wye Valley village of Llandogo. This property provides very well-planned living accommodation that will no doubt suit a variety of markets, to include first-time buyers, professional couples, young families, or indeed the retired buyer.

The current accommodation briefly comprises, to the ground floor, a welcoming entrance hall, well-proportioned lounge, fantastic open-plan kitchen/dining/family room, and a versatile conservatory, whilst to the first floor, there are two good size double bedrooms, a third single bedroom/home office, as well as a contemporary four-piece family bathroom. The property enjoys beautifully maintained gardens to the front, side, and rear, enjoying easterly, southerly, and westerly aspects, as well as a private parking space at the rear of the property.

GROUND FLOOR

ENTRANCE HALL

Useful understairs storage and staircase leading to the first floor.

LOUNGE

3.76m x 3.58m (12'4 x 11'9)

Open-plan from the entrance hall with a feature wood burner effect electric fire and surround. Large window to the front, overlooking the private gardens.

KITCHEN/DINING/FAMILY ROOM

5.69m x 3.15m (18'8 x 10'4)

A contemporary open-plan space, perfect for everyday living and entertaining. Fitted with an extensive range of wall and base units with marble worktops and marble splashbacks. Inset stainless steel sink with mixer tap. Integrated appliances to include four-ring induction hob with extractor hood over, eye level electric oven with separate grill, full-height fridge/freezer and dishwasher. Space and plumbing for under-counter washing machine. There is a pedestrian door and window out to the rear elevation and sliding patio door leading to the :-

CONSERVATORY

3.02m x 2.97m (9'11 x 9'9)

A further fantastic reception space with double glazed windows overlooking the rear garden. Feature tiled floor.

FIRST FLOOR STAIRS AND LANDING

Landing area with loft hatch and access to all first floor rooms.

BEDROOM ONE

3.94m x 3.76m (12'11 x 12'4)

A well proportioned double bedroom with a window to the front elevation enjoying views over the valley.

BEDROOM TWO

3.76m x 2.79m (12'4 x 9'2)

A good size light and airy double bedroom with a window to the rear elevation enjoying open views.

BEDROOM THREE

3.00m x 1.93m (9'10 x 6'4)

A single bedroom currently utilised as a study.

FAMILY BATHROOM

Comprising a modern and neutral four-piece suite to include, walk-in corner shower cubicle with wall-mounted electric shower unit and PVC surround, panelled bath with handheld shower attachment, inset wash hand basin set into vanity unit with mixer tap and low-level WC. Fully tiled walls. Two windows to the rear elevation.

GARDENS

To the front a sizeable and low maintenance garden, with an area laid to artificial lawn, enjoying a south-easterly aspect with access to a decking area and steps lead down to an area laid to lawn, bordered by an attractive and mature range of plants, shrubs, and hedgerow, providing an attractive look and privacy. The rear garden comprises a paved patio area, feature rockery with an attractive range of mature plants and shrubs. Open access to the side of the property, where there is a sizeable raised terrace area laid to paving slabs, a perfect south-facing and private sunny spot. The front and rear gardens are fully enclosed by timber fencing. Pedestrian gate to the side, which leads to parking at the rear of the property.

SERVICES

Mains water, electricity and drainage. Owned solar panels. Electric heating via air source pump.

