



## 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 into The Woodlands where you will find the property on the right.

## SERVICES

Main water, electricity and drainage. Oil fired central heating.  
Council Tax Band D.

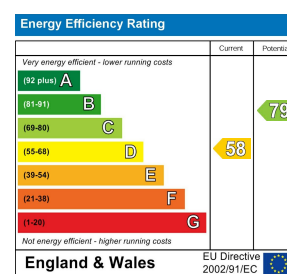
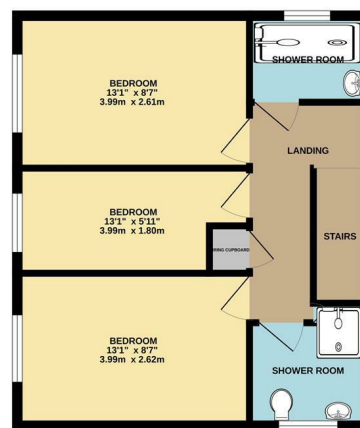
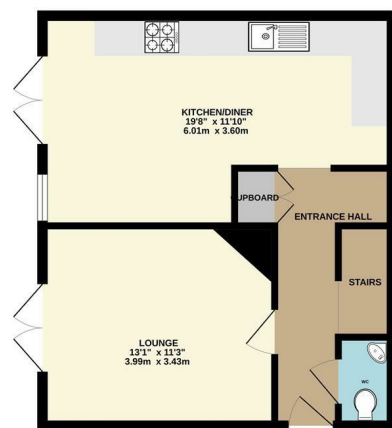
## TENURE - FREEHOLD

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



GROUND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.

1ST FLOOR  
455 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 905 sq.ft. (84.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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.



**7 THE WOODLANDS, LLANDOGO, MONMOUTH,  
MONMOUTHSHIRE, NP25 4SR**

**3** **2** **1** **D**

**GUIDE PRICE £315,000**

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



Woodland View occupies a pleasant corner plot position within the popular Wye Valley Village of Llandogo, nestling in an area of outstanding natural beauty with easy access to the main road and nearby riverside walks. The property has been modernised in recent years and briefly comprises sitting room, spacious kitchen/diner opening onto the garden, plus WC to the ground floor. Three well proportioned bedrooms and two shower rooms to the first-floor accommodation. Improvements include new shower rooms, new patio doors and enlarged windows to the first floor, taking in the super Wye Valley views. The property benefits from a generous private sunny garden with lawn, patio and decking areas, perfect for entertaining. The property would make a good residential or holiday accommodation.

Llandogo village is located between the established towns of Monmouth and Chepstow and a short drive from Tintern, with their attendant range of facilities and attractions. Bus and rail links can also be found, as well as the A48, M48, M4 and M5 motorway networks bringing Newport, Cardiff, Bristol and Gloucester all within commuting distance.

**ENTRANCE HALL**

The door to front elevation leads into the entrance hall with ceramic tiled flooring. Stairs to first floor. Handy storage cupboard.

**GROUND FLOOR WC**

Frosted window to side elevation. Corner wall mounted wash hand basin with marble upstand with chrome mixer tap, low level WC.

**KITCHEN/DINER**

**6.01m x 3.60m (19'8" x 11'9")**

Window and patio door to side elevation and window to rear elevation. Ceramic tiled flooring. Good range of base and eye level storage units with marble effect work surfacing over

with matching upstand. Space for dishwasher, washing machine and fridge/freezer. Inset five ring electric hob with extractor hood over, eye level single oven with pan drawer under. Inset one and half bowl and drainer stainless steel sink unit with chrome mixer tap. Plenty of space for a dining table. Lovely sociable room perfect for entertaining.

**LOUNGE**

**3.99m x 3.43m (13'1" x 11'3")**

With wood flooring. Feature fireplace with inset electric wood burner fire. Full height window overlooking the garden and double glazed door leading out onto the patio.

**FIRST FLOOR STAIRS AND LANDING**

A spacious landing with loft access point with integrated ladder leading to a partially boarded loft. Airing cupboard.

**SHOWER ROOM**

Fully tiled walls and flooring. Step in double shower with electric shower over and glass shower screen, wash hand basin inset to wood effect vanity unit with chrome mixer tap with granite upstand.

**BEDROOM 1**

**3.99m x 2.62m (13'1" x 8'7")**

A double bedroom with window to side elevation.

**BEDROOM 2**

**3.99m x 2.61 (13'1" x 8'6")**

A double bedroom with window to side elevation.

**BEDROOM 3**

**3.99m x 1.80m (13'1" x 5'10")**

A good size bedroom with window to side elevation.

**SHOWER ROOM**

With window to front elevation. Marble tiled walls and flooring. Corner unit with circular wash hand basin with chrome mixer tap, low level WC, corner shower unit with glass sliding door and chrome rainfall shower over.

**OUTSIDE**

**GARDENS**

The is a wrap around garden to three sides of the property. Grass area with mature borders. Patio and elevated decked area. Hedge and fence to boundary. The secluded sunny garden has fantastic views towards the Wye Valley and woodlands beyond. There is a large shed to the side and a further shed to the rear, both set on a concrete plinths, the black shed has electric power. Allocated car parking space with further option of unrestricted roadside parking.

**SERVICES**

Mains electricity and water, oil fired central heating.

