



LLANDOGO

Guide price **£235,000**



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To book a viewing call 01600 713030

18 HOLMFIELD DRIVE

Llandogo, Monmouth, Monmouthshire NP25 4SQ



Three-bedroom property
Lovely village location
Kitchen/breakfast room

This three-bedroom property is located in the charming village of Llandogo, neighbouring Tintern and the renowned Abbey.

Monmouth and Chepstow are a short drive, where there are bespoke shops, cafes, and restaurants along with well-known retailers including, Marks & Spencer, Waitrose, Lidl, and a Tesco Superstore.

Llandogo has a well-regarded Primary School, situated in one of the most picturesque places in Britain in the heart of the Wye Valley, making this a great option for a family along with Secondary schools in both Monmouth and Chepstow. Commuting is made easy with incredibly beautiful transport links to the M4 and A40.



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KEY FEATURES

- Semi detached
- Three bedrooms
- Village location
- Ideal first time buy or family home
- No onward chain
- Near stunning walks



STEP INSIDE



As you enter the property you are welcomed by the hallway with stairs leading to the first floor, door to the lounge and door to the kitchen/breakfast room.

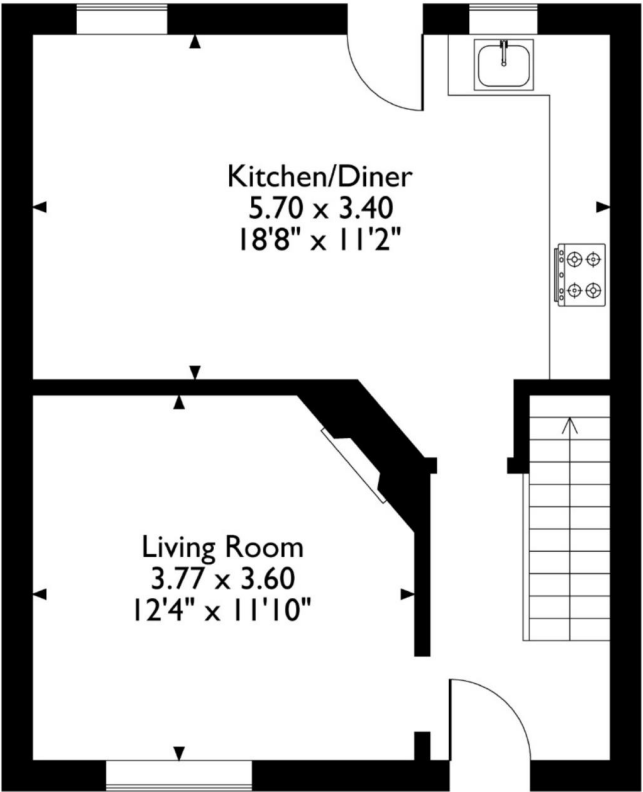
The lounge has been recently decorated and has a lovely outlook to the front aspect, creating a light and airy feel.

There is also a feature log burner for those cosy winter days and nights. Wood effect flooring completes this lovely room.

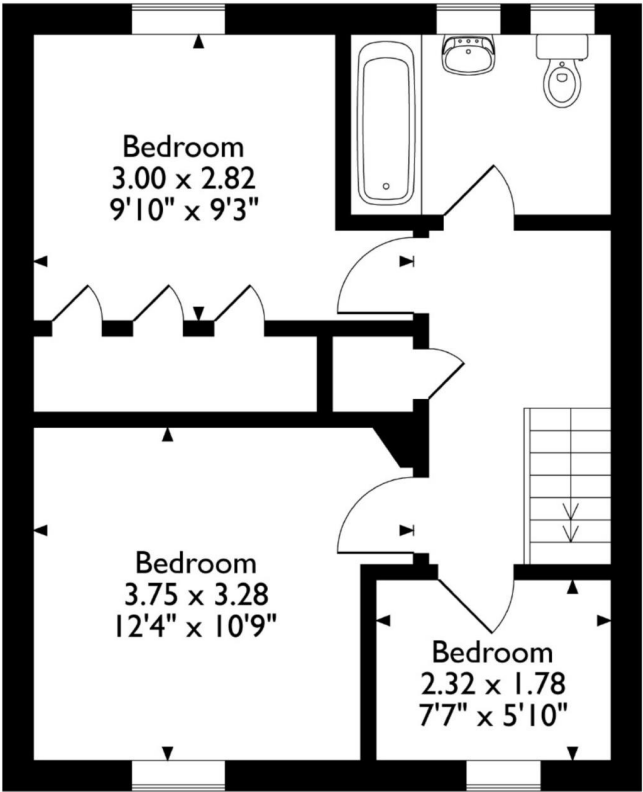
The Kitchen/ breakfast room has wall and base units with roll edge work surfaces and door leading to the rear garden as well as a broad window in the dining area.

There is a built in oven with four ring hob over and space for further appliances. Tiled flooring and plenty of space for table and chairs.

Approximate Gross Internal Area
82 Sq M/882 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The first floor offers three bedrooms with the principal bedroom benefiting from fitted wardrobes. The fitted family bathroom completes this floor.

STEP OUTSIDE



The front of the property has an area to lawn with mature shrubs with a pathway leading to the front entrance door.

The rear of the property offers a great deal of privacy with a large patio area and steps that lead to a larger area laid to lawn with shrubs and trees and an outlook of Wye Valley hilltops.

There are shared parking facilities at the property.

INFORMATION

Postcode: NP25 4SQ

Tenure: Freehold

Tax Band: D

Heating: Oil

Drainage: Mains

EPC: D






DIRECTIONS

From Monmouth take the A466 road south through Wyesham, Redbrook and into Llandogo. Follow the road and turn right into The Woodlands, veer left and at the top of the road turn right. Take the next left and Number eighteen is located on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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