



LEICESTER COTTAGE

LLANDEWI RHYDDERCH | ABERGAVENNY



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AN ATTRACTIVE THREE BEDROOM DETACHED COTTAGE SET WITHIN THE HEART OF LLANDDEWI RHYDDERCH IN THE MOST APPEALING, ELEVATED POSITION ENJOYING SUPERB, FAR REACHING COUNTRYSIDE VIEWS. BOASTING SPACIOUS AND FLEXIBLE ACCOMMODATION LEICESTER COTTAGE WOULD MAKE A SUPERB FAMILY HOME.

- Detached three bedroom cottage •
- Sought after village location •
- Elevated position with outstanding views •
- A short drive of approximately 3.5 miles to nearby Abergavenny which profits from excellent amenities •
- Off road parking for two vehicles •
- Private, enclosed rear gardens •

DISTANCES FROM LEICESTER COTTAGE

Abergavenny 3.5 miles • Raglan 7 miles • Usk 8.7 miles

Monmouth 12.7 miles • Newport 19.5 miles • Chepstow 20.4 miles

Hereford 25.3 miles • Cardiff 30.6 miles • Bristol 46.5 miles • London 153 miles

Abergavenny Train Station 4.1 miles • Chepstow Train Station 20.7 miles

Bristol Parkway Station 32.6 miles • Cardiff Airport 45.1 miles

Bristol Airport 51.2 miles • Birmingham Airport 91.7 miles

(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

Leicester Cottage is situated in the heart of the sought after village of Llandewi Rhydderch in an elevated position with excellent views across surrounding countryside. Llandewi Rhydderch is a thriving community which benefits from an active village hall which regularly host a range of activities.

Nearby Abergavenny is just a short drive away, this area is renowned for its beautiful, timeless appeal, characterised by undulating countryside, offering a rural idyll combined with excellent transport links to the rest of the country. Abergavenny is a thriving historic town which hosts the Annual Food Festival which attracts thousands of visitors every year as well as an indoor weekly market in the town centre. The town also offers a wide range of amenities such as doctors and dental surgeries, supermarkets, and many high street and boutique shops. The Angel Hotel in the centre of Abergavenny, is just a stone's throw from Abergavenny Castle and offers award winning afternoon teas. The well renowned restaurant, The Walnut Tree is also located on the outskirts of Abergavenny. Surrounding the town is stunning countryside and there are beautiful walks of the Brecon Beacons National Park.

The historic border town of Monmouth is just shy of 13 miles away. The town boasts excellent schools including Haberdashers' Monmouth School, Llangattock School Monmouth with Montessori Nursery, and state of the art Monmouth Comprehensive School. Monmouth also offers an up market traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities. The River Wye flows through Monmouth and is a popular tourist attraction offering canoeing, kayaking and rowing.

THE PROPERTY

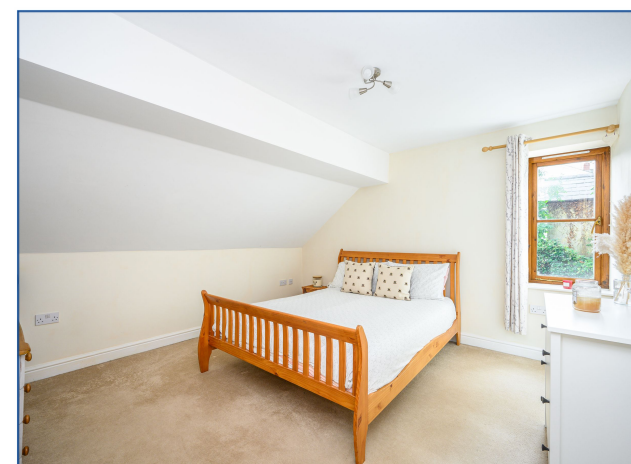
Originally constructed in 2010 and finished to a very high standard, this delightful family home is ready for the new owners to simply move in, unpack and enjoy.

Enter the home via the entrance hallway which gives access to a spacious, open plan kitchen/dining room and separate sitting room. The kitchen has a range of wall and base units and provides plentiful space for seating, dining and cooking. There is also a useful pantry space which offers further space for storage. The kitchen/dining room also benefits from an external access from the driveway to the rear of the property.

The sitting room is a bright and airy room which is a fantastic space for seating. It features a centre piece wood burning stove with reclaimed oak beam and enjoys countryside views across the gardens.

Stairs from the hallway lead upstairs to three well proportioned bedrooms. The principal bedroom is served by an en-suite shower room and benefits from a range of fitted storage and also picks up further elevated views.

Bedroom two and three are served by a main bathroom which has a bath and overhead shower.



OUTSIDE

Externally, Leicester Cottage has off-road parking for two vehicles and enclosed rear gardens which are mainly laid to lawn with an elevated patio area which makes a perfect space for al-fresco dining. The gardens offer a blank canvas for any prospective purchaser to adapt as they wish.

KEY INFORMATION

Services: The property benefits from mains water, electricity, drainage and oil fired central heating.

Fixtures and fittings: Only those items specifically mentioned in these particulars will be included in the sale.

Tenure: Freehold with vacant possession upon completion.

Local Authority: Monmouthshire County Council. Telephone 01633 644644.

Council Tax Band: E

Wayleaves, Easements and Rights of Way: The property will be sold subject to and with the benefit of all wayleaves, easements and any public and private rights of way that exist, whether or not, they are specifically referred to these particulars.

Sale Method: The property is offered for sale by Private Treaty.

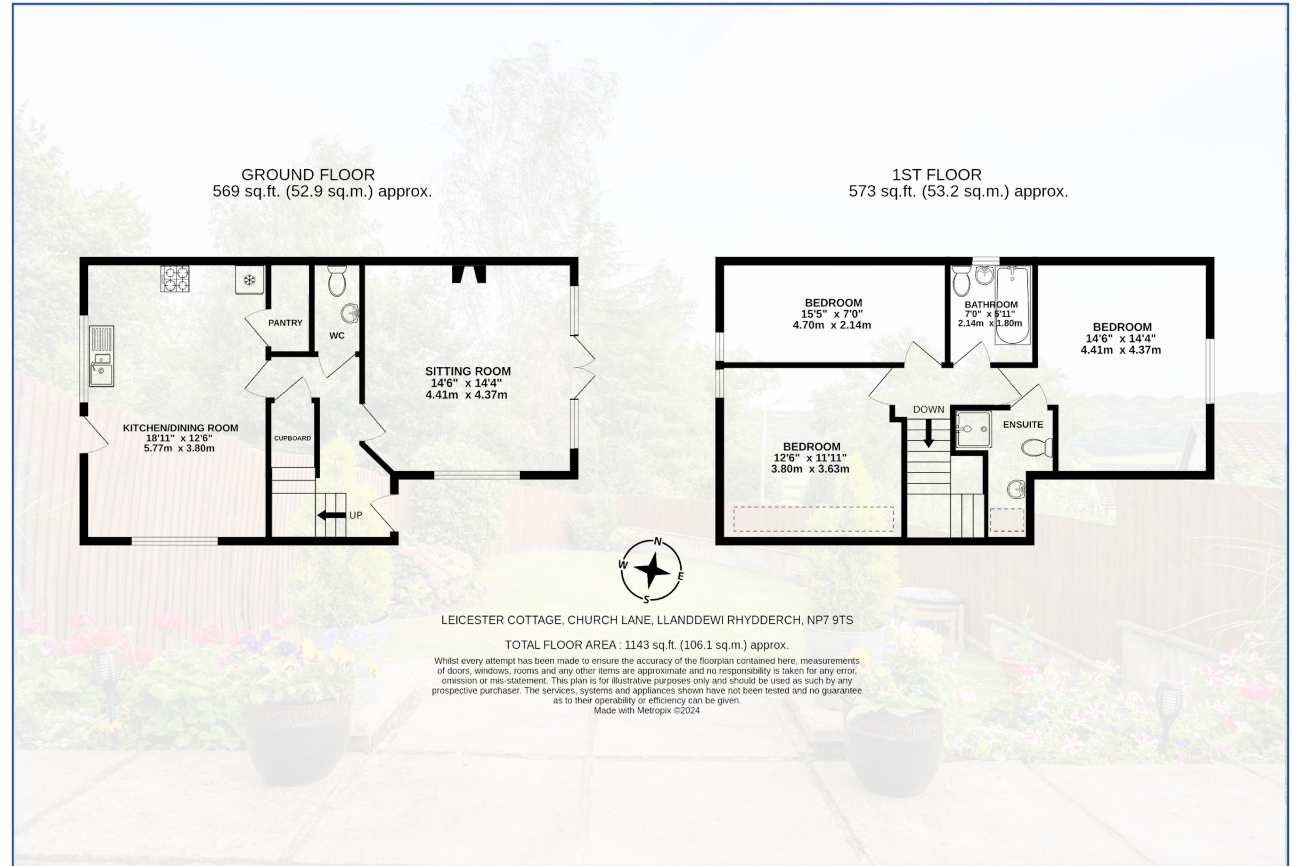
Directions: Head out of Abergavenny on the B4233, follow this road for approximately 2.5 miles until you reach a sign post on your right which directs you to Llanddewi Rhydderch, turn right at this point and follow this lane for approximately 0.5 mile. Once you enter the village, Church Lane will be the first junction on your right, enter Church Lane, once you pass the Church Leicester Cottage can be found on your right hand side shortly afterwards.

Viewings: Strictly by appointment with Powells – 01600 714140

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ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	70 C	
39-54	E		
21-38	F		
1-20	G		



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