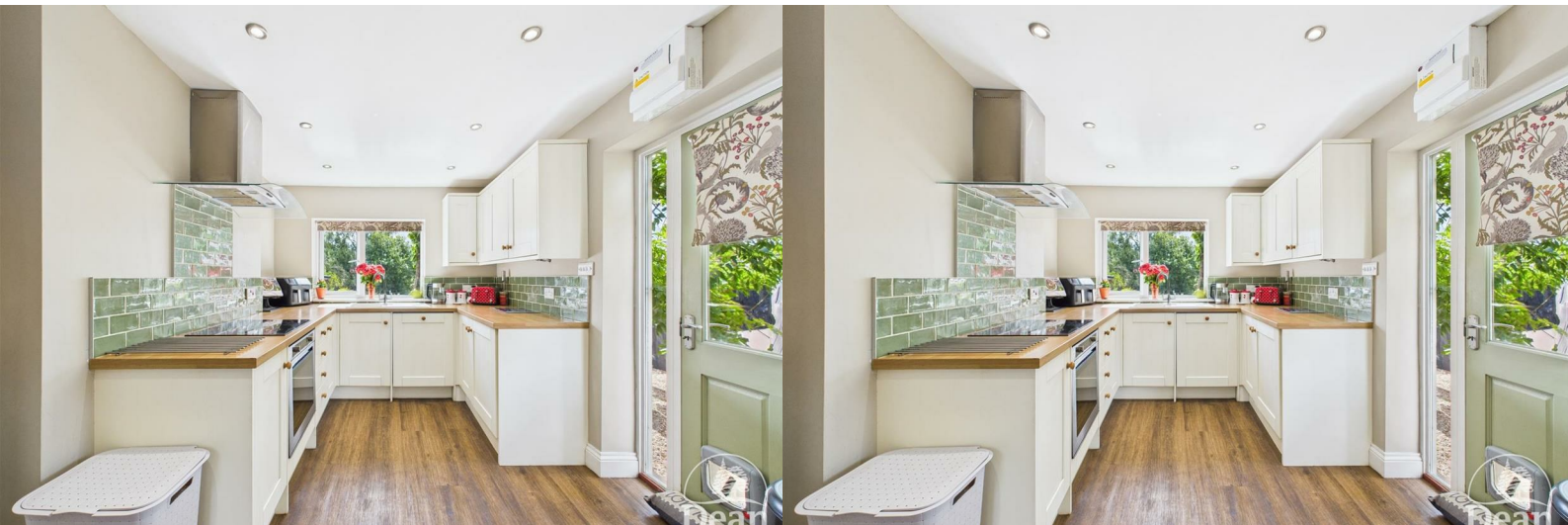




## 2 Llanwirthy

Llangrove, Ross-On-Wye, Herefordshire, HR9 6EP

£425,000





\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are thrilled to present to the market this most picturesque three bedroom semi-detached cottage situated in Llangrove, near Ross-on-Wye. This property offers a large lounge, modern kitchen, a sun room which could be used as a dining room, a snug, two double bedrooms and a bathroom on the first floor, and the master bedroom with an en-suite on its very own floor. Outside is a large lawned garden with an outbuilding, a patio and a pergola. There is also a large decking area toward the end of the garden where you can enjoy the far reaching countryside views. To the front is a large driveway and mature shrubs making this property feel secluded.

Llangrove is a small village within the Parish of Llangarron, situated about 7 miles from Monmouth and Ross-on-Wye. The village offers a free house, primary school, fantastic woodland walks, historical sites and much more.



Approached via composite front door into:

Entrance Hallway:

11'4" x 6'3" (3.46m x 1.93m)

Stairs to first floor landing, radiator, power & lighting, doors to snug & lounge.

Snug:

11'8" x 11'4" (3.58m x 3.46m)

Feature fireplace, UPVC double glazed window to rear aspect, TV point, power & lighting.

Lounge:

18'2" x 11'10" (5.55m x 3.63m)

Wood burner, TV point, power and lighting, double glazed upvc windows to front aspect, double, radiator, arch way to sun room/dining room.

Sun Room/Dining Room:

10'11" x 7'9" (3.35m x 2.37m)

LED spotlights, UPVC double glazed doors to rear garden, UPVC double glazed windows, power.

Kitchen:

15'5" x 8'9" (4.70m x 2.69m)

A range of eye level and base units, integrated appliances, electric hob and oven with extractor fan, UPVC double glazed windows, space & plumbing for washing machine, sink with mixer tap, power & lighting, radiator.

First Floor Landing:

13'6" x 6'4" (4.13m x 1.95m)

Doors to bathroom and bedrooms, stairs to second floor landing, smoke alarm, power & lighting, two UPVC double glazed windows to front aspect.

Bedroom Two:

11'6" x 10'2" (3.51m x 3.12m)

UPVC double glazed window to rear aspect, radiator, power & lighting.

Bedroom Three:

11'10" x 10'10" (3.63m x 3.31m)

UPVC double glazed window to rear aspect, radiator, power and lighting.

Bathroom:

7'5" x 6'8" (2.28m x 2.04m)

Tiled walls, P-shaped bath with shower over, W.C., extractor fan, heated towel rail, hand wash basin with storage underneath, UPVC double glazed frosted window.

Second Floor Landing:

6'8" x 4'1" (2.05m x 1.25m)

Power & lighting, door to bedroom one, smoke alarm.

Bedroom One:

14'2" x 11'11" (4.32m x 3.64m)

Two double glazed Velux windows, power & lighting, door to en-suite, radiator.

#### En-Suite:

7'10" x 4'4" (2.39m x 1.33m)

Panelled bath with shower over & integrated storage, heated towel rail, double glazed Velux window, W.C., hand wash basin, tiled walls, extractor fan.

#### Outside:

As you approach the garden via the doors in the sun room, you are met with a large patio with far reaching countryside views. The remaining garden is flat with lawn, surrounded by mature shrubs. There is a large outbuilding sectioned into two rooms. Boiler, outside tap, wood store and off road parking for multiple vehicles.

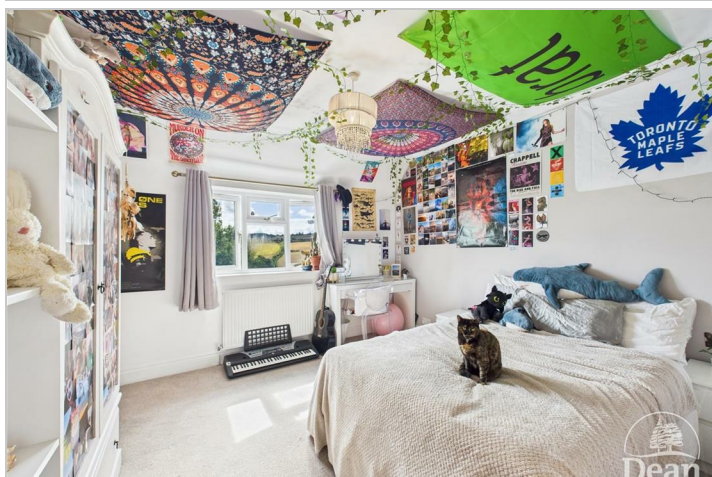
#### Outbuilding:

14'3" x 9'1" (4.35m x 2.79m)

Sectioned into two parts, both with power and lighting. The main room offering power and lighting, bi-fold doors and double glazed upvc windows.

#### Storage Room:

9'1" x 5'5" (2.77m x 1.67m)



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As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.



Road Map



Hybrid Map



Terrain Map



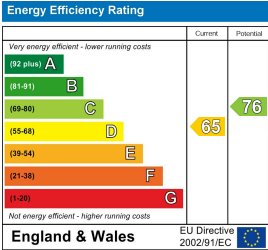
Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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