



LLANDOGO

Guide price **£275,000**



6 HOLMFIELD DRIVE

6 Holmfield Drive, Monmouthshire NP25 4SQ



Beautiful village location
Ideal first time buy or family home
No onward chain

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

- Three-bedroom end terrace property
- Off-street parking
- Popular village location
- Easy access to Monmouth and Chepstow
- Kitchen/breakfast room
- Spacious conservatory



STEP INSIDE

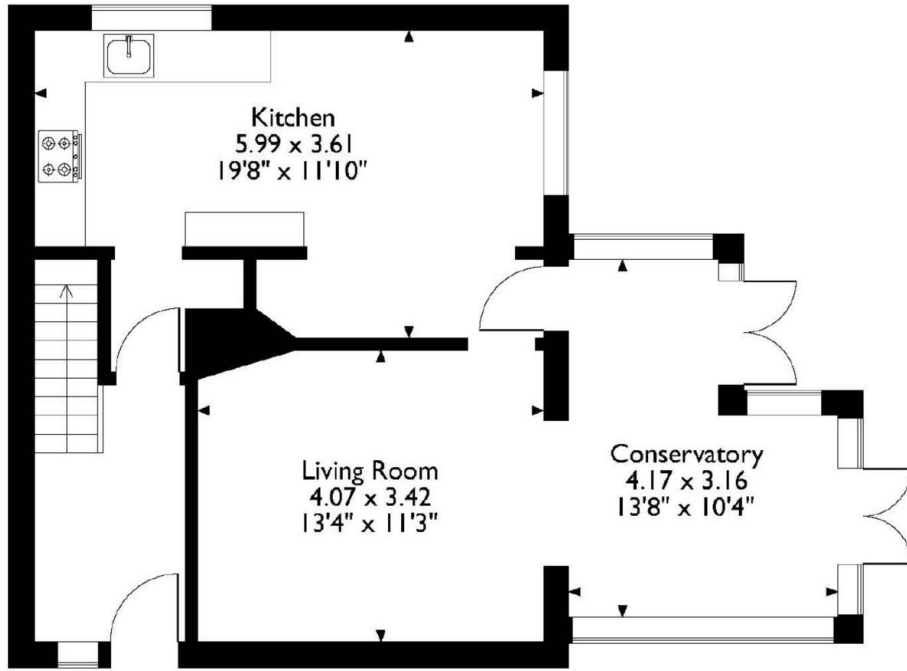


Upon entering the property, you will be welcomed by an entrance hallway featuring a staircase leading to the first floor and an arched entryway to the expansive kitchen/breakfast room. This kitchen/breakfast room is bathed in natural light, boasting two windows that provide charming views of the delightful garden. It is thoughtfully equipped with a variety of wall and base units and includes fitted appliances, such as a four-burner electric hob with an oven below. Additionally, there is ample space for a fridge/freezer and a washing machine, with plenty of room for a dining table and chairs. A doorway leads to the conservatory, and another opens to the lounge.

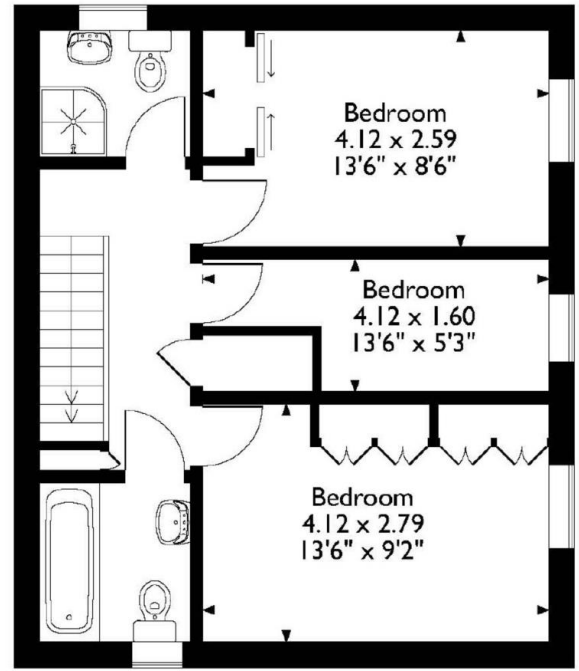
The lounge is adorned with a striking feature fireplace and a generously sized opening to the conservatory, creating a wonderful open-plan atmosphere. The conservatory itself offers a picturesque view of the garden. Moving to the first floor, you'll find three bedrooms, a family bathroom, and a separate shower room for your convenience.



Approximate Gross Internal Area 98 Sq M/1055 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.

STEP OUTSIDE



The property sits in a lovely corner plot position and offers good area to lawn along with a patio area. The property also benefits from off street parking.

INFORMATION

Postcode: NP25 4SQ
Tenure: Freehold
Tax Band: D
Heating: LPG Gas
Drainage: Mains
EPC: E





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. Number six is located on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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