



3 Church Mills

Llandogo Monmouth, NP25 4TJ

£187,500



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Entrance Hallway:

Stairs to first floor, glass brick feature to lounge wall, carpet, doors to bedrooms, bathroom and lounge.

Lounge:

18'0" x 12'0" (5.51m x 3.66m)

Double glazed windows to front, double glazed doors to side having Juliette balcony, marble effect fireplace housing coal flame effect electric fire, door to hall, radiator, ceiling lighting, power points, carpet. Open plan to:

Kitchen/Diner:

12'9" x 11'6" (3.89m x 3.51m)

Double glazed window to side, feature glass window to hall, range of base and wall units with contrasting worksurface, built in storage cupboard with additional overhead storage, stainless steel sink and drainer, integrated electric oven with four ring gas hob, under counter space and plumbing for washing machine, dishwasher and tumble dryer, space for fridge freezer, wall mounted gas boiler, radiator.

Bedroom One:

11'6" x 10'2" (3.53m x 3.1m)

Dual aspect double glazed windows to front,

partial mirror fronted double wardrobes, power points, ceiling light, radiator, fitted carpet.

Bedroom Two:

13'1" x 8'0" (4.01m x 2.44m)

Dual aspect double glazed windows to front, partial mirror fronted double wardrobes, radiator, power points, ceiling light, fitted carpet.

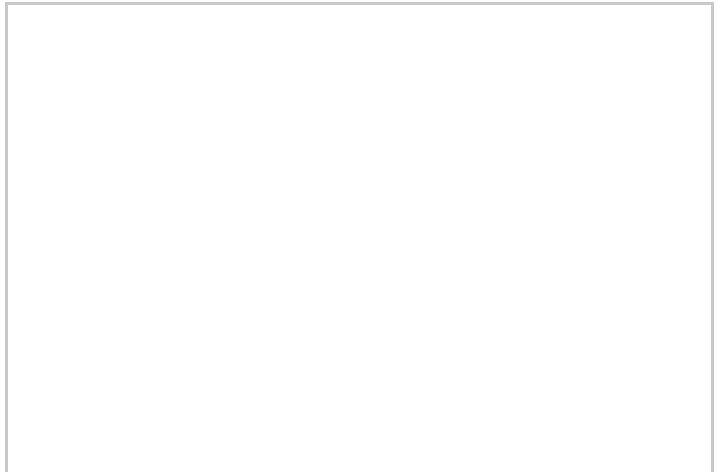
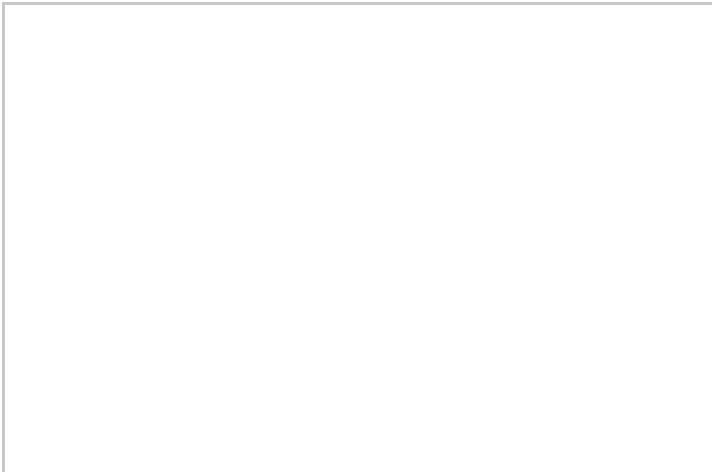
Bathroom:

White suite comprising bath with shower over and decorative glass screen, pedestal wash basin with mixer tap, low level W.C., tiled walls, extractor fan, shaver point, ceiling light.

Outside:

The property is located in an Area of Outstanding Natural Beauty in the village of Llandogo and is situated in a small development of similar properties offering communal gardens, private parking and far reaching views of the Wye Valley.

Located in the popular Wye Valley village of Llandogo, an area designated to be of outstanding natural beauty.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Lydney Office on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.