



LLANGWM, USK

Guide price **£375,000**



ARCHER & CO

GROVE COTTAGE

Llangwm, Usk, Monmouthshire, NP15 1HG



Renovated detached cottage
No chain
Popular village location

Grove Cottage was built in the 1800's and the present owners began renovations in 2017. The home is approached via double five bar gates with parking for three cars on a private parking area with lawned gardens to either side. Inside you will find a living room with open fire, dining room with log burner, kitchen and bathroom to the ground floor and three bedrooms to the first floor. The property benefits from LPG central heating and double glazing.

Llangwm is a small rural village and community in Monmouthshire, south east Wales .It is located 3 miles east of Usk.

The property is being sold with vacant possession.



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KEY FEATURES

- Three bedroomed detached cottage.
- Renovated throughout.
- LPG Central Heating.
- Off road parking for three cars.
- Sought after village location
- No onward chain.



STEP INSIDE



PORCH

Enter through a solid wood door to the porch with laminate flooring. Front facing double glazed window and open plan access to:

LIVING ROOM

4.34m x 3.92m (14'3" x 12'10")

Laminate flooring. Original ceiling beams. Feature stone fireplace with open fire. Radiator. Front and rear facing double glazed windows. Open plan access to:

DINING ROOM

4.32m x 3.07m (14'2" x 10'1")

Laminate flooring. Fireplace with inset log burner and stone hearth. Front and rear facing double glazed windows. Radiator. Open tread staircase to the first floor.

KITCHEN

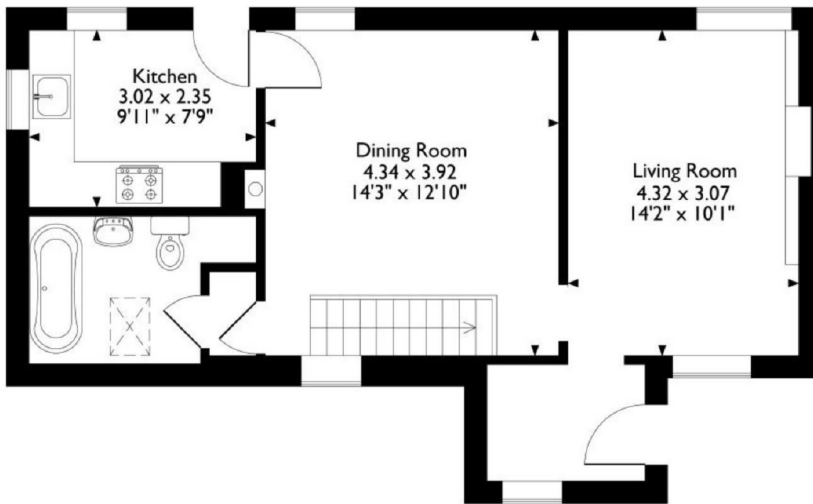
3.02m x 2.35m (9'11" x 7'9")

Laminate flooring. Rear facing stable door. Radiator. Side and rear facing double glazed windows. Fitted with white base units topped with solid wood work surfaces. Stainless steel sink unit with mixer tap. Plumbing for automatic washing machine. Integrated oven. Hob and fridge. Shelving to one wall.

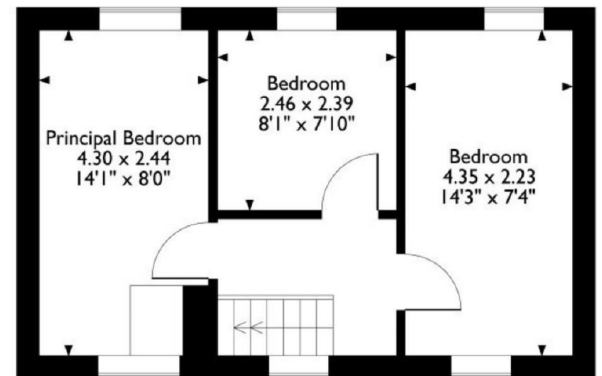
BATHROOM

Suite comprising: - free standing claw foot bath with shower off mixer tap and curtain over, wash hand basin, wc, recess to one wall housing the wall mounted combination boiler, stone effect cushion flooring, radiator and Velux skylight.

Grove Cottage, Llangwm, Usk, Sir Fynwy
Approximate Gross Internal Area
76 Sq M/820 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.

Stairs to **FIRST FLOOR** from **DINING ROOM** to **LANDING**
 Fitted carpet to landing. Loft access point. Front facing double glazed window.

BEDROOM ONE

4.30m x 2.44m (14'1" x 8'0")

Dual aspect with front and rear facing double glazed windows. Fitted carpet. Radiator.

BEDROOM TWO

4.35m x 2.23m (14'3" x 7'4")

Dual aspect with front and rear facing double glazed windows. Fitted carpet. Radiator. Ceiling beams.

BEDROOM THREE

2.46m x 2.39m (8'1" x 7'10")

Rear facing double glazed window. Fitted carpet. Radiator.

STEP OUTSIDE



The property has double five bar gates leading to a parking area for three cars with lawned gardens to either side with a mature conifer hedgerow.

Steps lead up to an enclosed lawn with hedges to either side and a small concrete patio/seating area.

INFORMATION

Postcode: NP15 1HG
Tenure: Freehold
Tax Band: F
Heating: Gas LPG
Drainage: Private
EPC: D





DIRECTIONS

Leaving Usk town centre on the A472 headed towards Monmouth and the A449, turn left after approximately 1 mile onto the B4235 signposted Chepstow. Continue on this road for approximately 2.5 miles passing through the village of Gwernesney before reaching Llangwm. Continue through the village and Grove Cottage can be found on the left hand side shortly after the turning for The Dyffryn.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	62	
(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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