Dean
ESTATE AGENTS

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2 Llanwirthy

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

£425,000

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The most picturesque three-bedroom semi-detached cottage, tucked away in the sought-after village of Llangrove near Ross-on-Wye. Inside, the home offers a generous lounge, a stylish modern kitchen, and a bright sun room ideal for dining, alongside a cosy snug for relaxing. The first floor provides two double bedrooms and a family bathroom, while the top floor is dedicated entirely to the impressive master suite, complete with its own en-suite.

Outside, you'll find a spacious lawned garden with an outbuilding, patio and pergola, plus a superb decking area at the far end — the perfect spot to soak up far-reaching countryside views. To the front, a large driveway and mature shrubs create a wonderfully private and secluded feel.

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 apsect, 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.

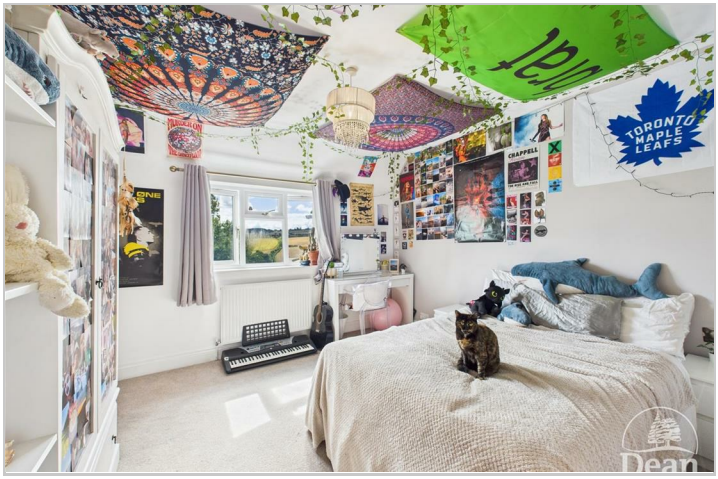
Bedroom One:
14'2" x 11'11" (4.32m x 3.64m)
Two double glazed Velux windows, power & lighting, door to en-suite, radiator.

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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Road Map

Hybrid Map

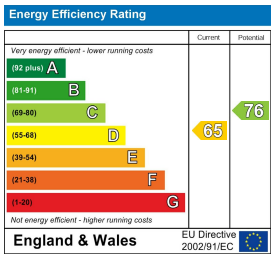
Terrain Map

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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