



Holmfield Drive, offers in excess of £280,000

- Beautiful Wye Valley village
- Superb distant views
- Well proportioned living areas
- Comfortable modern specification
- Well maintained private gardens
- EPC Rating: C





About the property

Superb village setting within the beautiful Wye Valley enjoying splendid distant hillside views. Extensive garden with pretty landscaped areas, raised terrace ideal for entertaining. Feature conservatory leading off sizeable Kitchen/Dining area.

Situated towards the end of a popular residential close, appreciating distant views of the scenic Wye Valley. The village of Llandogo offers good access to Monmouth and Chepstow and local amenities, including the Primary School and Millennium Hall which means there is an interactive community around the village green. Offering well presented accommodation that will no doubt suit a variety of homemovers, including first-time buyers, professional couples, young families, or indeed the retired buyer.

The well presented accommodation comprises, a welcoming entrance hall with staircase to upper floor and doors to following; charming Sitting Room with view to front aspect. A particular feature of the property is the desirable open plan Kitchen with Dining/Living area, fitted with a comprehensive range of modern units with marbled granite worktops. Integrated appliances including oven, hob and fridge/freezer. The versatile area opens through to a Conservatory, which in turn opens out to the delightful well stocked rockery garden. On the first floor, there are two sizeable double Bedrooms, a third single Bedroom/home office, as well as a contemporary four-piece family Bathroom. The property enjoys beautifully maintained gardens which wrap around the front, side, and rear, enjoying Easterly, Southerly, and Westerly aspects. The owners have carefully designed and planted the garden creating texture and interest. Parking space at the rear of the property.





01600 714355

monmouth@pablack.co.uk

pa peter
alan

Floorplan



Total floor area 88.4 m² (951 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

pa peter
alan

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

The Property
Ombudsman

naea | propertymark
PROTECTED