



Christie Residential

YOUR HOME, HANDLED WITH CARE

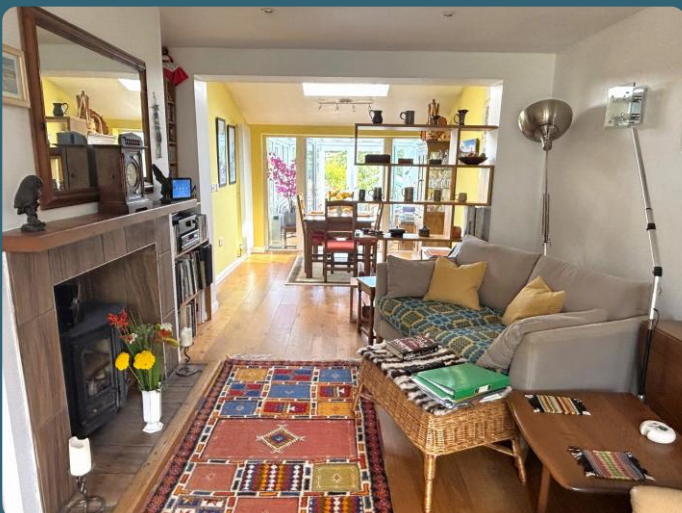
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**St. David's Crescent,
Llanddewi Rhydderch**
£395,000

- ♥ Semi-Detached Three Bedroom House
- ♥ Substantially Extended & Improved
- ♥ Extensive Ground Floor Accommodation
- ♥ Mature Garden With Countryside Views





About this property

Located in the heart of the popular Monmouthshire village of Llanddewi Rhydderch, this substantially extended and thoughtfully improved three-bedroom semi-detached home enjoys a delightful position within a small crescent overlooking the village green. The accommodation has been transformed by the current owners to create a home perfectly suited to modern family living. A welcoming entrance hall the principal reception room which is an impressive open-plan living and dining space, centred around a wood-burning stove and enjoying an abundance of natural light. The dining area flows seamlessly into the conservatory, which provides a wonderful vantage point over the rear garden and farmland beyond it. Off the dining room is a beautifully appointed fitted kitchen with extensive mahogany worktop. In addition the ground floor includes a large study, downstairs WC with utility area and side entrance porch. The first floor offers two generous double bedrooms together, both with picture perfect views and fitted storage, a modern wet room and separate WC, while the converted loft provides a single bedroom or further work space. The property is set back behind an attractive front garden planted with flowers and shrubs with a drive to the side providing parking for one vehicle. The rear garden enjoys a lovely open aspect over neighbouring farmland and has been lovingly cultivated with an exceptional variety of mature plants, shrubs and seasonal flowers, creating colour and interest throughout the year. The garden also includes a working area with two large timber storage sheds. This is also a private seating area to the side of the house providing a sheltered spot for outdoor dining or relaxing.

Directions

From the Angel Hotel on Cross Street (NP7 5EU) follow Monk Street (A40) north and take the first right into Lower Monk Street (B4233). Follow the road for 2.4 miles before taking a right turn signposted Llanddewi Rhydderch. Follow this road until you enter the village and St. David's Crescent can be found on the left hand side. The What3Words reference is [///recoup.charities.stopped](https://www.what3words.com/#!/recoup.charities.stopped).

USEFUL information

COUNCIL TAX: Band D. The local authority is Monmouthshire County Borough Council – 01633 644644

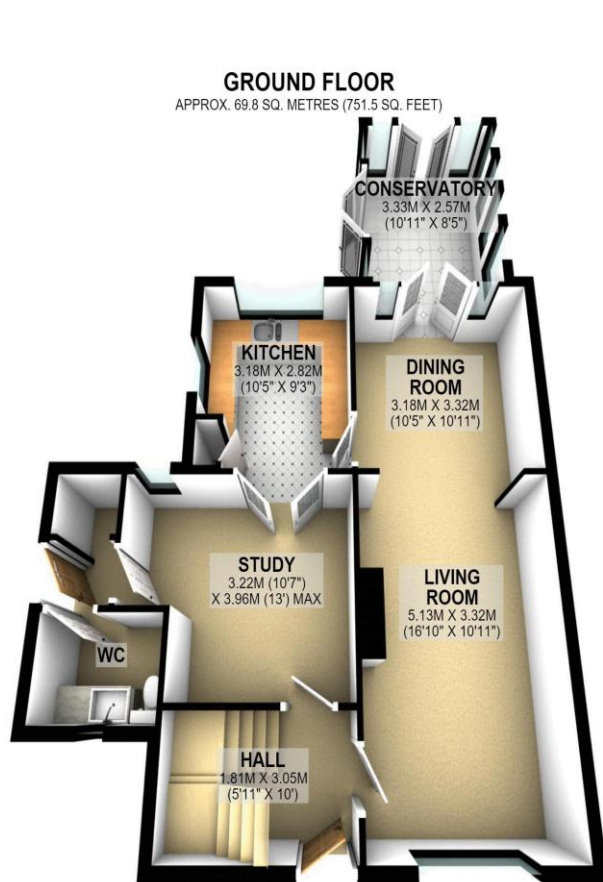
SERVICES: We understand that there is an oil-fired heating system, and that mains electricity, water & sewerage are connected to the property. Ultrafast broadband is available (provided by Voneus) with an estimated maximum speed of 950 mbs. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

TENURE: We believe the property to be Freehold. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.

VIEWING: Strictly by prior appointment via Christie Residential on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, Christie Residential.

Consumer Protection from Unfair Trading Regulations 2008.

Please be aware that neither **Christie Residential** nor the sellers have tested any apparatus, equipment, fixtures and fittings or services, unless otherwise advised, and therefore it cannot be verified that they are in good working order and fit for the purpose. As a result, buyers are advised to obtain verification from their Solicitor, Surveyor or suitably qualified tradesman regarding these matters. Unless otherwise stated, **Christie Residential** have not had sight of the title documents therefore buyers are advised to obtain verification from their Solicitor as to the Tenure of a Property. Items shown in photographs are not necessarily included in the sale unless specifically stated in the sales particulars but may be available to purchase by separate negotiation. Buyers must check the availability of a property before embarking on any journey to conduct a viewing. It is an explicit condition of these sales particulars that all appointments to view and any subsequent negotiations are conducted exclusively via **Christie Residential**, as owners' agents.



TOTAL AREA: APPROX. 121.5 SQ. METRES (1308.2 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E	43 E	
21-38	F		
1-20	G		



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