



Lych Gate Mews

Lydney, GL15 5TJ

£180,000



A well presented two-bedroom coach house, offering versatile accommodation arranged over two floors with the added benefit of dedicated parking directly outside the property.

The property offers a particularly flexible layout, with a ground floor room currently utilized as an office and suitable as a second bedroom or additional reception space. The first floor provides a bright open-plan living and dining area, with Juliet balcony, alongside a fitted kitchen and principal bedroom with built-in sliding wardrobes.

Further benefits include a modern bathroom, useful under-stairs storage and additional utility/storage provision, together with the convenience of parking immediately outside the property.



Entrance Hallway:

2'10 x 3'7 (0.86m x 1.09m)

Accessed via a partially glazed UPVC composite door, with stairs rising to the first floor, power points and access to the ground floor office/bedroom.

Office:

7'9 x 4'10 (2.36m x 1.47m)

Front-aspect UPVC double glazed window, radiator and power points.

Bedroom Two / Snug:

7'11 x 12'2 (2.41m x 3.71m)

Rear aspect UPVC double glazed window, under stairs storage, power points & radiator.

First Floor Landing / Dining Area:

8'11 x 8'1 (2.72m x 2.46m)

Open-plan landing incorporating the dining area, with rear-aspect UPVC double glazed patio doors opening onto a Juliet balcony, radiator, power points and loft access.

Living Room:

11'9 x 17'7 (3.58m x 5.36m)

Front-aspect UPVC double glazed window, rear-aspect wooden Velux window, radiator, power points.

Kitchen:

7'10 x 9'3 (2.39m x 2.82m)

Range of wall, drawer and base units, built-in oven, four-ring gas hob with extractor over, space for fridge freezer and washing machine, one and a half bowl drainer sink with mixer tap and partially tiled walls.

Bedroom One:

8'1 x 10'1 (2.46m x 3.07m)

Front-aspect UPVC double glazed window, radiator, power points and built-in sliding wardrobes with hanging and shelving space.

Bathroom:

7'11 x 3'11 (2.41m x 1.19m)

Rear-aspect wooden Velux window, paneled bath with taps and shower attachment over, close coupled WC, wash hand basin with mixer tap, heated towel rail and easy-wipe panelled walls.

Outside:

The property benefits from dedicated off-road parking directly outside the coach house, providing particularly convenient access to the property.



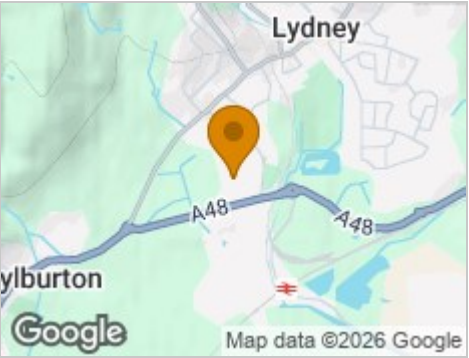
Road Map



Hybrid Map



Terrain Map



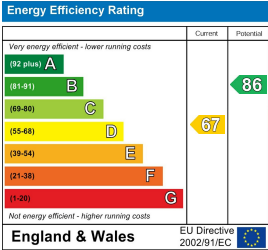
Floor Plan



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



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