



LLANDEGVETH

Guide price **£450,000**



FORGE COTTAGE

Llandegveth, Monmouthshire, NP18 1HX



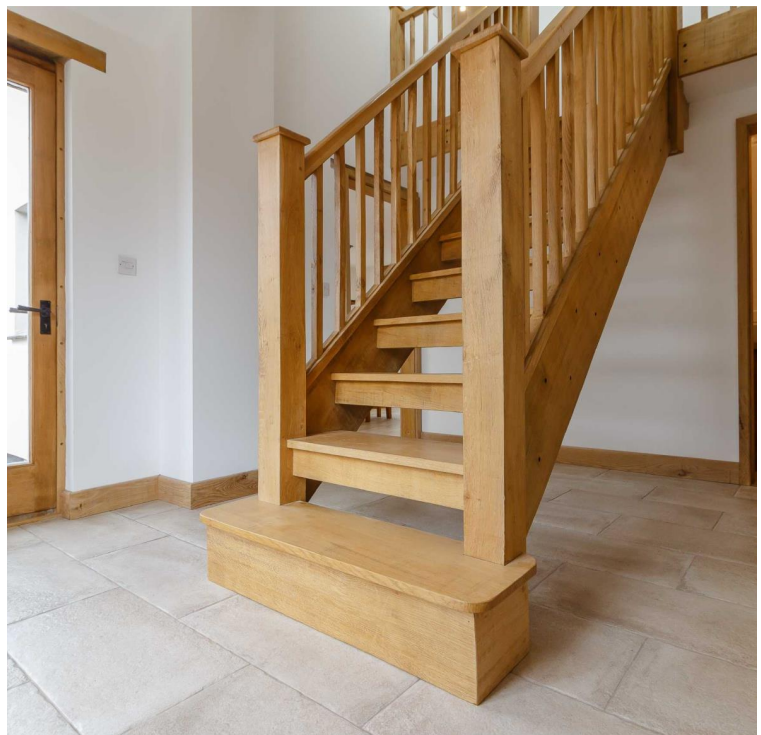
Newly Renovated cottage

Three double bedrooms, en suite & family bathroom

No chain

This beautifully presented and newly renovated cottage located in the increasingly popular area of Llandegveth village is now for sale! This three bedroom semi-detached cottage has an owner who really paid attention to detail, with many of its features handmade using locally sourced oak including; exposed beams, windows, doors and the feature staircase. Also, many of the original materials were reused in the renovation including all the stone, which was re purposed as exterior stonewalls. The property itself comprises living room, snug, utility, open plan kitchen, diner and downstairs WC.

To the first floor of the property you have three ample size double bedrooms, family bathroom and master en suite shower room. Also, within the last 12 months the current owner has built a double garage, which benefits from having stairs leading up to the attic space above, that can be used as an office or extra room. The property also benefits from having under floor heating in the entire lower level.



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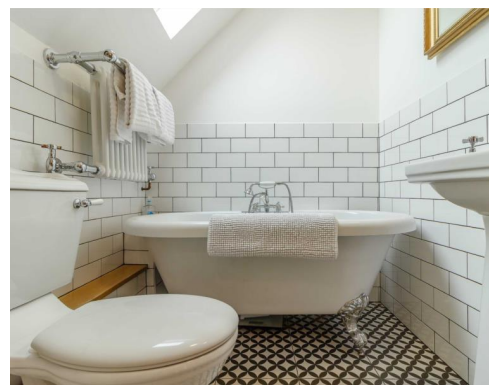


KEY FEATURES

- Newly Renovated cottage
- No chain
- 3 double bedrooms
- Detached double garage
- Great location
- Underfloor heating throughout the lower level



STEP INSIDE



ENTRANCE HALLWAY

Tiled flooring. Power points. Double glazed window facing front aspect. Access to living room, diner and downstairs cloakroom. An oak stair case made from a single tree leading to the first floor.

CLOAKROOM

Tiled flooring. WC, wash hand basin. Tiled splash pack. Fitted with a bespoke oak panel wall feature.

LIVING ROOM

3.76m x 2.92m (12'4" x 9'7")

Tiled flooring. Double glazed window facing front aspect. Power points. Open plan to snug.

SNUG

4.48m x 2.44m (14'8" x 8'0")

Open plan from living room. Tiled flooring. Power points. Double glazed skylight window. Cosy fitted log burner. Access into the kitchen.

KITCHEN

4.75m x 3.84m (15'7" x 12'7")

Wren fitted kitchen with fitted wall and base units. Dual fuel rangemaster oven with over head extractor. Integrated dish washer and space for a fridge freezer. You also have a Belfast sink with rangemaster taps. Hardwood oak work top surface. Tiled splash back. Power points. Double glazed window facing rear aspect. Door to rear garden. Open plan to dining room and access into utility room.

UTILITY ROOM

2.16m x 2.11m (7'1" x 6'11")

Tiled flooring. Fitted wall and base units. Stainless steel sink with space for washing machine, tumble dryer and fridge freezer. Power points. Tiled splash back.

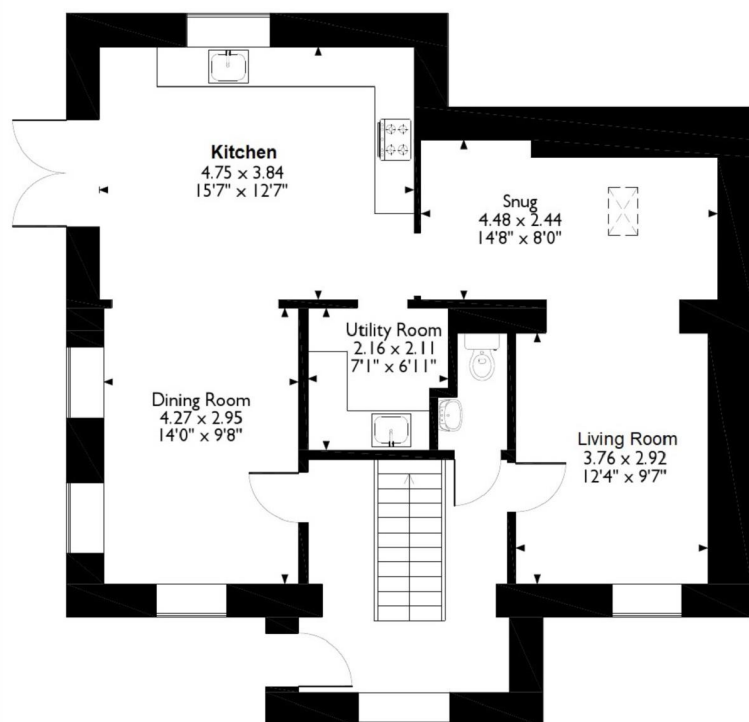
DINING ROOM

4.27m x 2.95m (14'0" x 9'8")

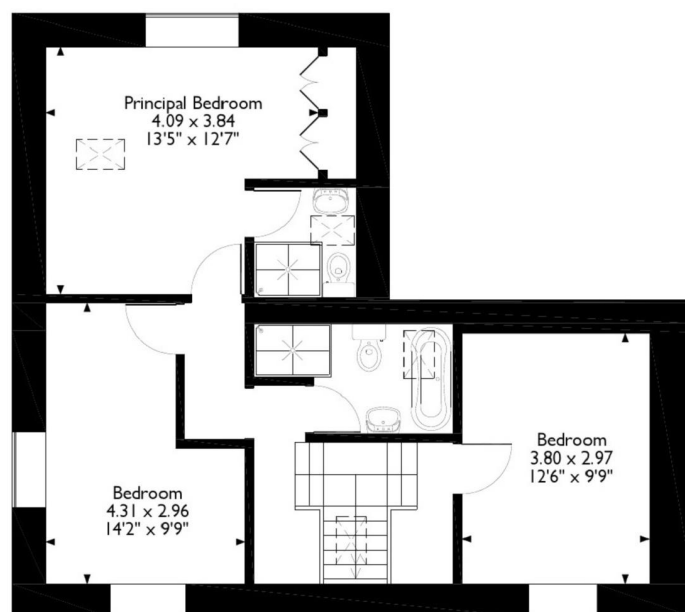
Open plan to kitchen. Tiled flooring. Double glazed windows facing side aspect. Double glazed window facing front aspect. Power points. Access to entrance hall.

Forge Cottage, Llandegveth, Newport, Sir Fynwy

Approximate Gross Internal Area 124 sq m/1331 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 and LANDING

Split level landing. Radiator. Carpeted. Access to three double bedrooms and family bathroom

BEDROOM ONE

4.09m x 3.84m (13'5" x 12'7")

Carpeted. Double glazed window facing rear aspect. Double glazed skylight window. Radiator. Two fitted wardrobes. Power points. Access into en suite shower room.

EN SUITE

Three piece suite comprising wash hand basin, WC and shower cubicle. Tiled flooring. Radiator. Shaver point.

BEDROOM TWO

3.80m x 2.97m (12'6" x 9'9")

Carpeted. Radiator. Power points. Double glazed window facing front aspect.

BEDROOM THREE

4.31m x 2.96m (14'2" x 9'9")

Adapted. Double glazed window facing front aspect. Double glazed window facing side aspect. Radiator. Power points.

FAMILY BATHROOM

Four piece suite comprising roll top bath, shower cubicle, wash hand basin and WC. Radiator. Tiled splash back. Double glazed skylight window.

STEP OUTSIDE



Very spacious drive with space for up to four vehicles. Double garage with space for two extra vehicles and stairs leading to attic space.

Low maintenance with sun trap patio areas and steps up to lawn which is an L shaped plot featuring an apple tree and chestnut tree. You also have access to the oil tanker and boiler.

INFORMATION

Postcode: NP18 1HX
Tenure: Freehold
Tax Band: F
Heating: Oil
Drainage: Mains
EPC: C





DIRECTIONS

East bound on Tre-Herbert Road, take the left at the sign for the Farmers Arms, follow the road down and around the to the right, over the bridge, up the hill and the property is on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			98
(92-100)	A		
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(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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