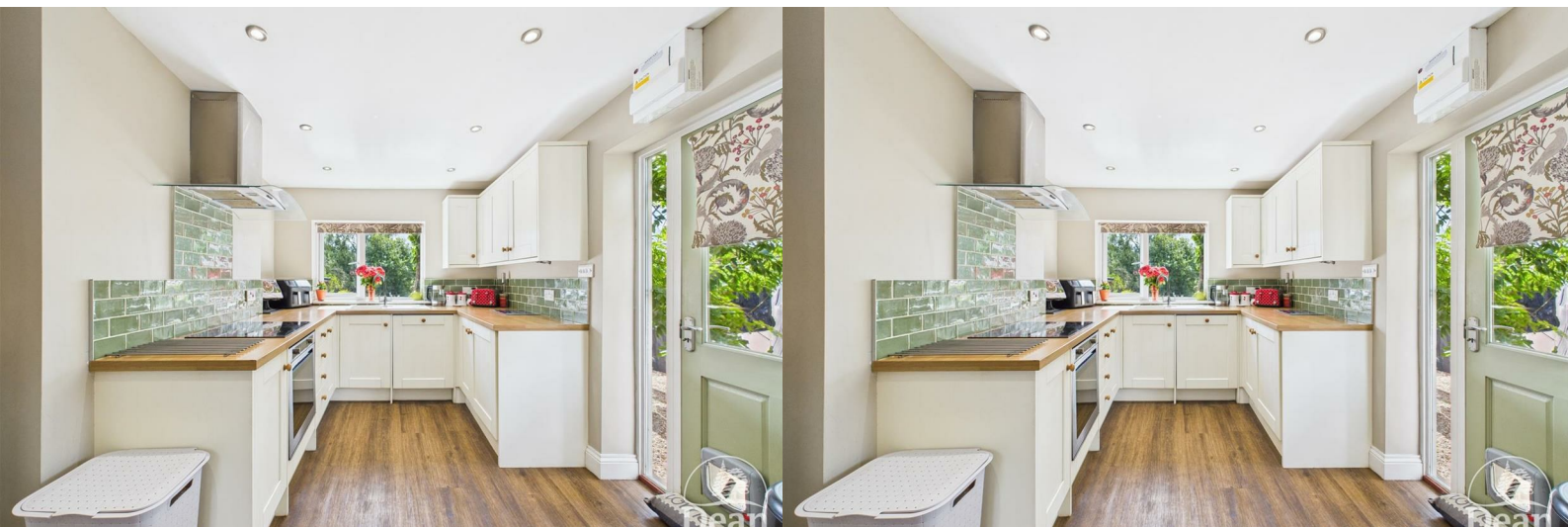




2 Llanwirthy

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

Offers Over £400,000



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 aspect, 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.

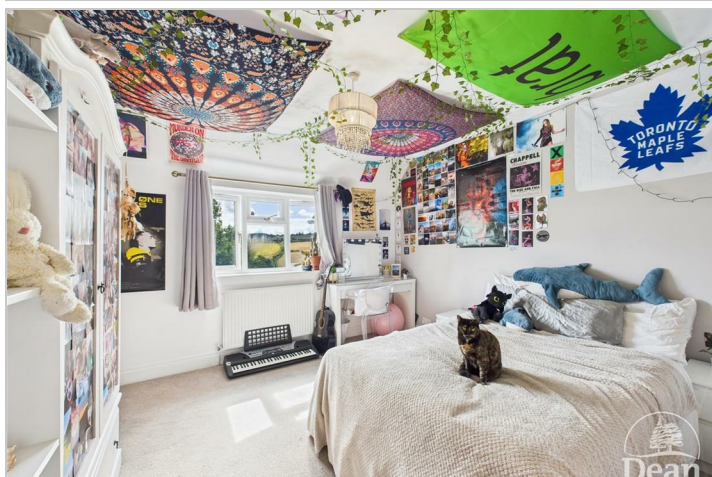
Outbuilding:

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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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0 Building 1

Sun Room/Dining Room
11'0" x 7'9"
3.35 x 2.37 m

Snug
11'4" x 11'8"
3.46 x 3.58 m

Lounge
11'11" x 18'2"
3.63 x 5.55 m

Kitchen
8'9" x 15'5"
2.69 x 4.70 m

Entrance Hallway
11'4" x 6'4"
3.46 x 1.93 m

Floor 1 Building 1

Bedroom
11'6" x 10'3"
3.51 x 3.12 m

Bedroom
11'11" x 10'10"
3.63 x 3.31 m

Bathroom
6'8" x 7'5"
2.04 x 2.28 m

First Floor Landing
13'6" x 6'4"
4.13 x 1.95 m

Floor 2 Building 1

En-Suite
7'9" x 4'4"
2.39 x 1.33 m

Bedroom
14'2" x 11'11"
4.32 x 3.64 m

Second Floor Landing
4'11" x 6'8"
1.25 x 2.05 m

Floor 0 Building 2

Storage Room
9'1" x 5'5"
2.77 x 1.67 m

Outbuilding
9'1" x 14'3"
2.79 x 4.35 m

Approximate total area¹

1462 ft²
135.8 m²

Reduced headroom

103 ft²
9.6 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

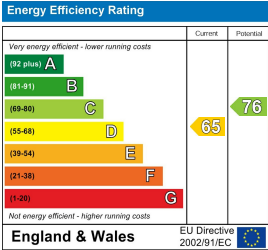
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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