

**Twyncyn
Llangrove, Ross-On-Wye**



ROSCOE ROGERS KNIGHT
Town and country properties



ROSCOE · ROGERS · KNIGHT
Town and country properties

Twyncyn Llangrove, Ross-On-Wye

Located in a small select cul-de-sac in the heart of the sought-after village is this immaculately presented, 4 bedroom detached modern family home. Offering versatile accommodation over 2 floors with spacious, bright and airy rooms throughout. An extensive lawned garden with attractive countryside views and detached double garage.

Asking price of £650,000 Freehold

Traditionally constructed in red brick with inset UPVC framed double-glazed windows and doors set under pitched tiled roofs. Internal features include an LPG gas fire, moulded skirting boards and architraves, part glazed and wooden panelled doors and combination of wooden boarded and ceramic tiled flooring. An oil-fired boiler provides domestic hot water and heating to radiators throughout.

The main approach to the property is through a pair of part glazed French Doors into:

CONSERVATORY ENTRANCE: 3.01m x 2.54m (9'11" x 8'4")

Low level brick wall with Glazing to two sides. A pair of doors into:

ENTRANCE HALLWAY:

Turning staircase with wooden balustrading and turned newel posts up to first floor galleried landing. Understairs storage cupboard. Doors into the following:

STUDY: 3.67m x 2.55m (12'0" x 8'4")

External part glazed door out to front garden.

CLOAK ROOM:

Frosted window to side. A contemporary suite comprising a low-level WC and vanity unit with floating wash basin and Monoblock mixer tap. Half height tiling to all walls. Consumer unit at high level.

KITCHEN/BREAKFAST ROOM: 5.01m x 3.58m (16'5" x 11'9")

Window to side and picture window to back with garden and countryside views. Quartz work tops along three walls with tiled splashbacks and matching breakfast bar. Inset one and a half bowl stainless steel sink and four ring electric hob with concealed circulating fan over. A range of wooden panelled cupboards and drawers set under with integrated dishwasher. Matching wall and tall units housing fridge/freezer. Door into:

UTILITY ROOM: 1.79m x 2.50m (5'10" x 8'2")

External door to side accessing garden. "L-shaped" laminate worktop with tiled splashbacks and inset stainless steel sink. Wooden panelled cupboards set under with space and plumbing for washing machine/tumble dryer and complementary tall unit. Floor mounted Worcester oil boiler. Extraction fan at high level.

LIVING ROOM: 3.46m x 6.29m (11'4" x 20'8")

Window to front and sliding doors to back out to sun terrace and rear gardens. LPG gas fire with open grate, marble surround and matching hearth. Wide opening into:

DINING ROOM: 3.35m x 3.66m (10'12" x 12'0")

Wide opening into living room and French doors into:

GARDEN ROOM: 3.53m x 3.57m (11'7" x 11'9") Max

Glazed to three sides with a pair of French doors out to the back garden.

FIRST FLOOR LANDING:

Dormer window to front. Airing cupboard housing water cylinder and wooden slatted shelving. Roof access hatch. Doors into the following:

FAMILY BATHROOM: 3.57m (max) x 2.53m (11'9" x 8'4")

Vaulted ceiling with frosted window to front. White suite comprising a low-level W.C, vanity unit with floating wash basin, panelled bath and fully tiled double width shower enclosure with head on adjustable chrome rail. Tiling to all walls.

BEDROOM ONE: 4.21m x 3.63m (13'10" x 11'11")

A generously proportioned principal bedroom with a vaulted ceiling and dormer window to back enjoying views of surrounding countryside. Opening into dressing area with matching integrated wardrobes along two walls. Door into:

EN-SUITE SHOWER ROOM:

Frosted window to side. A white suite comprising a low-level WC, vanity unit with floating wash basin and fully tiled shower enclosure with head on adjustable chrome rail. Extraction fan at high level and chrome ladder style radiator.

BEDROOM TWO: 3.38m x 3.63m (11'1" x 11'11")

Vaulted ceiling with dormer window to back. Integrated wardrobe with concertina door, hanging rail, shelving and ample storage.

BEDROOM THREE: 3.44m x 3.64m (11'3" x 11'11")

Vaulted ceiling with dormer window to back. Integrated wardrobe with concertina door, hanging rail, shelving and ample storage.

BEDROOM FOUR: 2.80m x 2.39m (9'2" x 7'10")

Window to front. Integrated wardrobe with concertina door, hanging rail, shelving and ample storage.

OUTSIDE:

The property is accessed via the shared driveway leading to a parking area which accesses:

DOUBLE DETACHED GARAGE: Matching construction with a concrete base, two electric garage doors to front and external door to side all set under a pitched tiled roof. Power and light.

GARDEN:

The extensive and well-maintained back garden is chiefly laid to lawn with shaped and well-stocked herbaceous borders, featuring a variety of flowers and plants. Set to the side is a raised vegetable growing area and a paved meandering pathway leading to a greenhouse. A gate opens up to a useful pedestrian right of the way. Boundaries are a combination of wooden fencing and hedgerow.

SERVICES:

Mains electric, water and drainage. Council Tax Band F. EPC Rating C.

DIRECTIONS:

From Monmouth take the A40 dual carriageway towards Ross on Wye and after passing the petrol station on the left, turn left again into the village of Whitchurch. Pass the shop and turn immediate left towards Llangrove. Continue up this road going past the primary school and church on the right. After a short distance the shared driveway for Twyncyn can be found on the right.

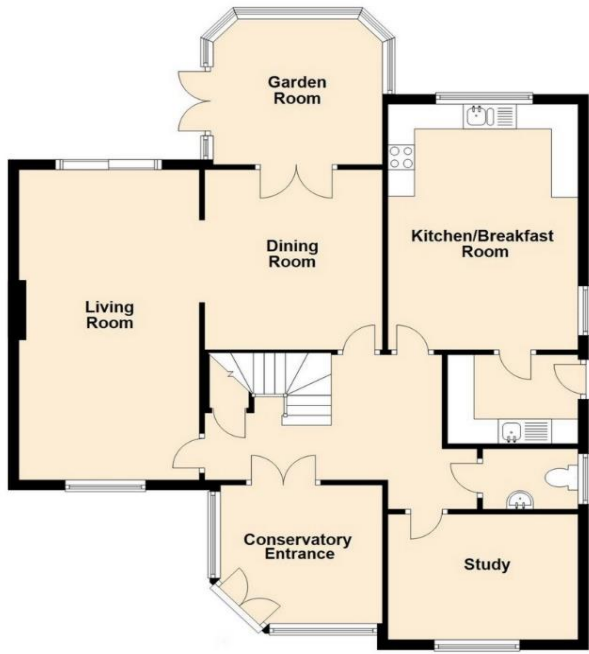
Roscoe Rogers & Knight would like to draw your attention to the following notes:

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

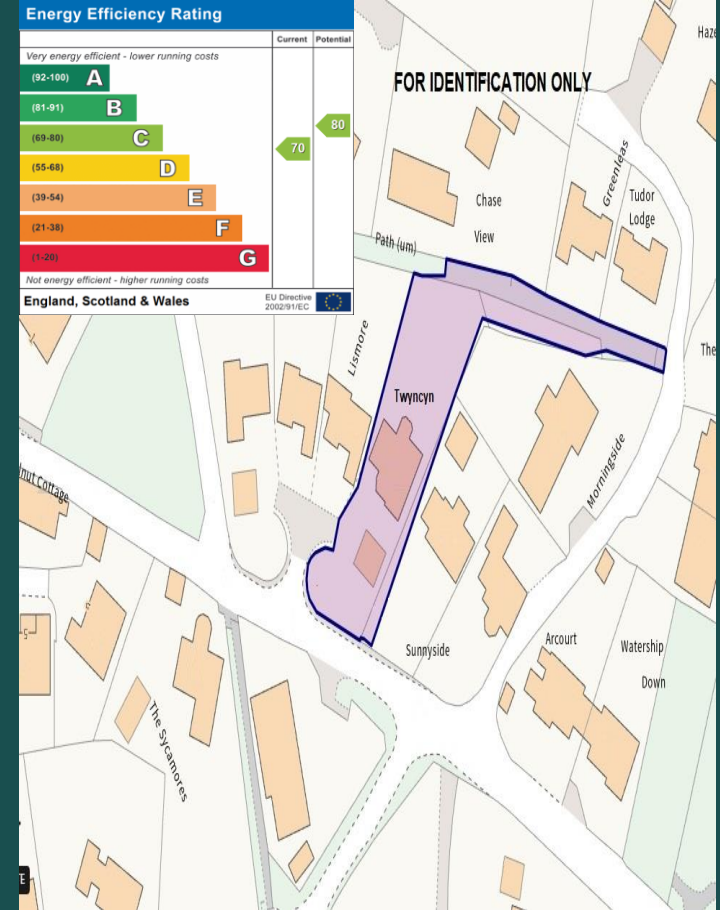








Total area: approx. 213.8 sq. metres (2301.5 sq. feet)



Telephone: 01600 772929

3 Agincourt Square, Monmouth, Monmouthshire, NP25 3BT

www.roscoerogersandknight.co.uk