

Little Gables Llangrove, Ross-On-Wye



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Town and country properties



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Asking price of £610,000 Freehold

Constructed in red brick with double-glazed windows and doors set under pitched tiled roofs. Internal features include a feature fireplace, moulded skirting boards, cornices and architraves, low voltage downlighters, part glazed and wooden panelled doors and combination of LVT, ceramic tiled and carpeted flooring. An oil-fired boiler provides domestic hot water and heating to radiators throughout.

The main entrance to the property is through a wooden panelled front door with coloured glazing and matching side panel into:

ENTRANCE HALLWAY: 3.55m x 2.17m (11'8" x 7'1")

Turning staircase with wooden balustrading and twisted newel posts up to first floor landing. Under stairs storage cupboard. Doors into the following;

CLOAK ROOM:

Frosted window to front. A white suite comprising a low-level WC and pedestal wash basin. Tiling to half height.

LIVING ROOM: 5.28m x 3.38m (17'4" x 11'1")

A generously proportioned principal reception room with picture window to front and a pair of part glazed doors into the formal dining room. Feature open grate fire set on a stone hearth with complementary surround and mantel.

DINING ROOM: 2.72m x 3.38m (8'11" x 11'1")

A pair of French doors to back with side panels accessing the landscaped rear garden and sun terrace. Door into;

KITCHEN/BREAKFAST ROOM: 5.88m x 2.61m (19'3" x 8'7")

An incredibly bright room with two windows to back enjoying pretty garden views. Door into entrance hallway: Quartz worktops along three, all with a tiled splashback surround, inset one and a half bowl ceramic sink and four ring Neff electric hob with complementary extraction hood over. An extensive range of wooden panelled cupboards and drawers set under with integrated dishwasher, fridge, oven/grill and wine cooler. Matching wall mounted cabinets. Door into;

UTILITY ROOM: 2.52m x 1.52m (8'3" x 4'12")

External part glazed uPVC door to side. Laminate worktop along one wall with tiled splashback surround and inset stainless-steel sink and side drainer. Cupboard set under with space and plumbing for washing machine/tumble dryer. Wall mounted cabinets. Door into;

GARAGE: 5.99m x 2.51m (19'8" x 8'3")

Matching construction to the main residence with a concrete base, electric garage door to front and external door to side all set under a pitched tiled roof. Wall mounted oil-fired boiler. Space for American style fridge/freezer.

From entrance hallway up turning staircase with wooden balustrading and twisted newel posts to:

FIRST FLOOR LANDING:

"Z-shaped" with window to front. Airing cupboard housing water cylinder and wooden slatted shelving. Roof access hatch. Doors into;

BEDROOM FOUR: 2.90m x 2.52m (9'6" x 8'3")

Window to front. Integrated wardrobe with wooden panelled doors, featuring a hanging rail, shelving, and generous storage space.

BEDROOM THREE: 3.52m x 2.62m (11'7" x 8'7")

Window to back enjoying far reaching countryside views. Integrated wardrobe with wooden panelled doors, featuring a hanging rail, shelving, and generous storage space.

FAMILY BATHROOM:

Frosted window to back. A white suite comprising a low-level WC, vanity unit with inset wash basin and bath with mixer taps and separate handheld attachment. Tiling to all walls. Extraction fan at high level.

BEDROOM TWO: 3.38m x 2.61m (11'1" x 8'7")

Vaulted ceiling with dormer window to back with garden and countryside views. Large integrated wardrobe with wooden panelled doors, featuring a hanging rail, shelving and generous storage space.

BEDROOM ONE: 4.12m x 3.38m (13'6" x 11'1")

A generously sized principal bedroom with a vaulted ceiling dormer window to front. Large integrated wardrobe with wooden panelled doors, featuring a hanging rail, shelving and generous storage space. Door into:

EN-SUITE SHOWER ROOM:

Frosted window to front. A white contemporary suite comprising a low-level WC, pedestal wash basin with touch screen LED mirror over and fully tiled shower enclosure with mixer valve, rain shower head and separate handheld attachment. Chrome ladder style radiator. Extraction fan at high level. Tiling to all walls.

OUTSIDE:

The property is accessed from the country lane leading to a driveway shared between four properties. Adjacent to the garage is a large private parking area with space for three vehicles and a EV charging point. The rear garden has been carefully maintained and beautifully landscaped, featuring a large lawn area surrounded by well-stocked herbaceous borders filled with vibrant flowers and plants. Adjacent to the formal dining room is a paved sun terrace, offering an ideal spot for alfresco dining and entertaining while enjoying a high degree of privacy. The lawn is dotted with mature trees and in the corner of the garden sits a practical greenhouse. The boundaries are enclosed by wooden fencing.

SERVICES:

Mains electric, water and drainage. Oil fired central system. Council Tax Band F. EPC Rating tbc.

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 Little Gables 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.







