

**Little Llwyn Y Celyn
Cwmcarvan, Monmouth**



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Little Llwyn Y Celyn Cwmcarn, Monmouth

Nestled in an idyllic, tucked-away position with uninterrupted countryside views is this pretty 4-bedroom stone-built cottage. Surrounded by mature woodland, the property enjoys excellent levels of privacy with approximately 0.39 acres of grounds and gardens. Detached single garage and private off-road parking. No onward chain.

Offers In The Region of £650,000

Originally built in the mid-eighteenth century, the cottage is traditionally constructed in stone with inset wooden-framed windows and doors set under pitched tiled roofs. Internal features include a decorative stone fireplace, exposed beams, ledged and braced doors with Suffolk latches, vaulted ceilings and carpeted flooring. Night storage heaters and an electric heating system provides domestic hot water and heating to radiators throughout.

The property is approached from the front garden under a feature portico entrance through a vertically boarded door into:

LIVING ROOM: 3.65m x 5.98m (11'12" x 19'7") (into recess)

Two windows to front with pretty garden views. Staircase with wooden balustrading and square newel posts up to the first-floor landing. Exposed stone decorative fireplace with open grate, wooden mantle and surround. Opening and step down to:

SNUG: 4.20m x 2.57m (13'9" x 8'5")

Window to side with countryside views. Door into:

KITCHEN/DINER: 3.39m x 3.27m (11'1" x 10'9")

Door to back accessing rear gardens and dual aspect windows to side and back. "L-shaped" laminate work surface with inset one-and-a-half bowl sink and side drainer. A range of wooden cupboards and drawers set under with space for fridge/freezer, electric four-ring cooker with circulating fan over and plumbing for dishwasher. Complementary wall-mounted cabinets. Door into:

BOILER ROOM:

Frosted window to side. Electric boiler and space for freezer.

UTILITY ROOM: 3.50m x 2.58m (11'6" x 8'6")

Window to side. Laminate worktop along one wall with inset stainless-steel sink, mixer tap and side drainer. Space and plumbing underneath for washing machine/tumble dryer. Consumer unit at high level. Door into:

CLOAKROOM:

Window to side. Suite comprising a low-level W.C and pedestal wash basin with taps.

FIRST FLOOR LANDING:

Doors into the following:

BEDROOM TWO: 3.18m (into chimney breast) x 2.64m (10'5" x 8'8") opening up to 3.67m (12'0")

Window to front with garden views. Pedestal wash basin. Roof access hatch.

BEDROOM FOUR: 2.36m x 3.65m (7'9" x 11'12") reducing to 1.59m (5'3")

Window to front.

FAMILY BATHROOM:

Frosted window to side. Suite comprising a low-level W.C, pedestal wash basin and bath with taps.

BEDROOM THREE: 3.12m x 2.59m (10'3" x 8'6")

Window to side with far-reaching countryside views. Pedestal wash basin.

BEDROOM ONE: 4.11m x 3.16m (13'6" x 10'4")

Window to side with countryside and woodland views. Airing cupboard with wooden slatted shelving and water cylinder. Roof access hatch. Door into:

EN-SUITE SHOWER ROOM:

Frosted window to side. Suite comprising a low-level W.C, pedestal wash basin and fully tiled shower enclosure with glazed screen, mixer valve and head on adjustable chrome rail. Extraction fan at high level.

OUTSIDE:

The property is approached from the lane through a five-bar metal gate and down a meandering driveway leading to a parking/turning area which accesses a stone-built detached garage with up-and-over door to front. Stone steps descend to an extensive level lawn area wrapping around three sides of the cottage, capitalising on the superlative countryside views. Set to the side, a stone-constructed outbuilding ideal for storing garden tools and equipment as well as a handy wooden shed. Enjoying brilliant levels of privacy, the garden is surrounded by mature woodland and well-stocked herbaceous borders creating a truly idyllic setting.

SERVICES:

Mains electric and water. Electric central heating system and private drainage. Council Tax Band F. EPC Rating F. TV, broadband and telephone all connected.

DIRECTIONS:

From Monmouth, take the B4293 towards Chepstow. Continue for approximately 5 miles until you reach the village of Trellech. Before the bend in the road, take the right turn signposted "Cwmcarn" and continue straight on this road for approximately 1.3 miles. Bear right onto Cwmcarn Hillside road and travel down this road for 0.5 miles. The property can be found behind a five-bar metal gate on the right after the bend opposite the signpost for Monmouth.

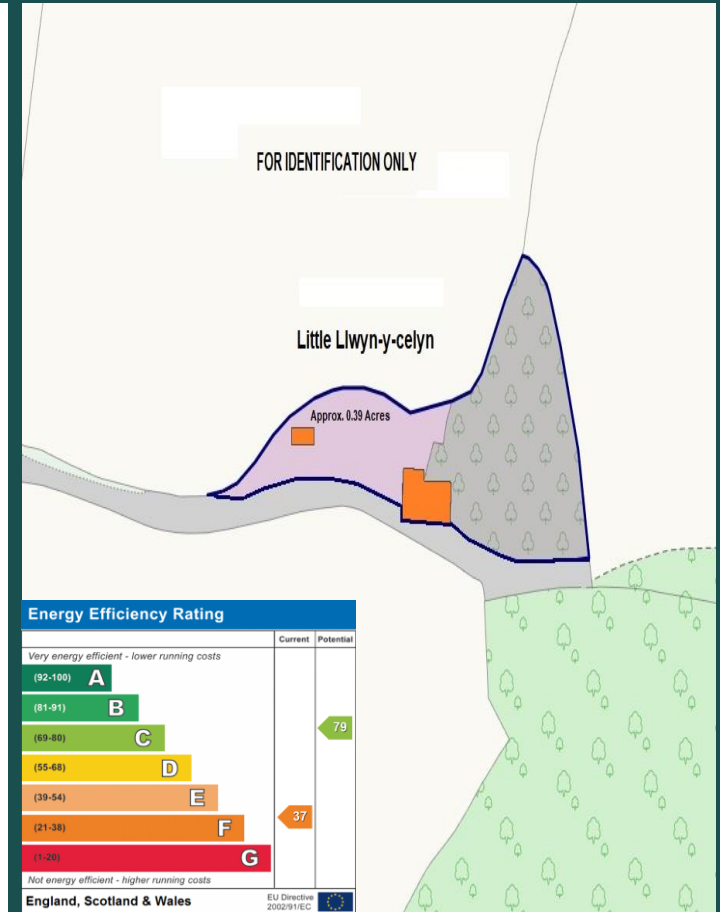
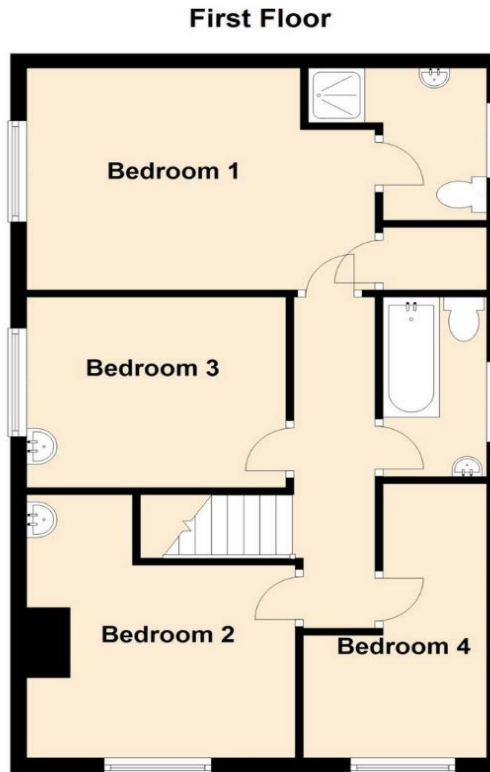
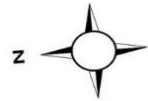
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- Prospective purchasers should not rely on any information given as a statement or representation of fact or warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that 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.









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