



TO LET

Gwerninog House

Llansoy, Monmouthshire, NP15 1DT

A beautifully presented detached four bedroom residence with double garage and garden set in a prime location benefitting from excellent views and direct access to the Llansoy Road.

- Beautifully presented four bedroom residence • Direct access from Llansoy Road •
- Double garage • Rangemaster oven • Prime location with views • Available now •
- The property is subject to an Agricultural Occupancy Condition • Unfurnished •
- Approximately 0.7 Acres (0.28 Hectares) • Rent £1,500 pcm •



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Gwerninog House

Llansoy, Monmouthshire, NP15 1DT

A prime detached four bedroom country residence (with AOC) with double garage and garden in a prime location with excellent views set back from the Llansoy Road. Available now.

Devauden - 2.57 miles
Trelleck - 3.81 miles
Raglan - 4.72 miles
Monmouth - 8.3 miles

- Four Bedrooms (with master ensuite)
- Two reception rooms
- Office
- Unfurnished
- Double Garage

Location & Situation

Gwerninog House sits in an excellent position, set back from the northern side of the Llansoy Road; less than a two minute walk from the Star Inn, enjoying an excellent location within the heart of the Monmouthshire Countryside.

Description

Gwerninog House is a recently refurbished detached four bedroom residence set out over two floors described as follows:

Ground Floor

Utility (2.35m x 3.32m); Shower Room with WC & wash basin (1.4m x 2.25m); Kitchen - breakfast bar, integral units, electric Rangemaster, Induction hobs, (4.15m x 4.6m); Office (2.49m x 3.16m); Dining Room (3.75/3.2); Sitting Room – gas fireplace, French doors to garden (4.14m x 7.2m); Front Hall – with mahogany stairs up to first floor (5.15m x 3.28m)

First Floor

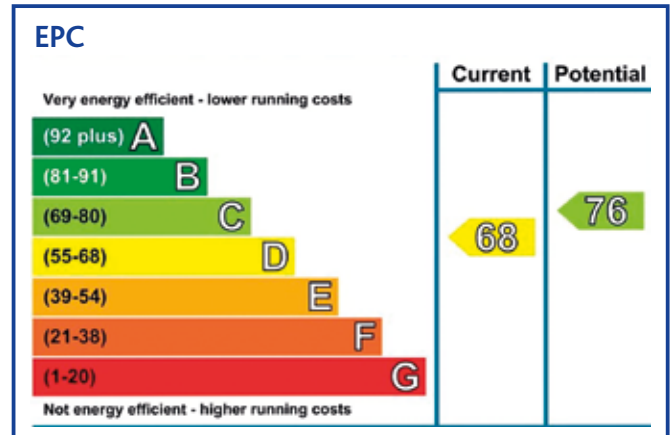
Open Landing (3.48m x 3.65m); Bedroom 1 (4.17m x 3.5m); Bedroom 2 (3.8m x 3.56m); Bedroom 3 (4.14m x 3.49m) Master Bedroom & ensuite with shower, WC and wash basin (4.17m x 3.59m) Family bathroom – bath, walk in shower, wash basin & WC (2.32m x 3.16m)

Outside

The property benefits from the use of a double garage and ring fenced formal garden with ample parking area.

Agricultural Occupancy Condition

The property is subject to an Agricultural Occupancy Condition.



Services

Mains Electricity and Water connected. Central heating by way of oil fired combi-boiler. Septic Tank Drainage (Tenant's responsibility).

Tenancy Application

The property is let by private treaty. Applications are invited for both short term to 12 month tenancy available now. Start date to be agreed with the successful applicant.

Tenancy Agreement

The successful applicant will be required to sign a formal Assured Shorthold Tenancy Agreement. The principal terms of the Agreement are set out below:

- **Term**

Term starting on a date & for a period to be agreed.

- **Rent**

Rent of £1,500.00 pcm payable in advance. First payment & deposit due on signing Tenancy Agreement.

Viewings

Viewings by appointment with the Agents.

Directions

Traveling east on the Llansoy Road, from the village of Llansoy continue east for approximately one mile. Take the left turn to Gwerninog Farm and the property will be on your right. If you get to the star Inn on your left hand side you have gone too far.



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