



Wern Cottage

Llansoy, Usk,
Monmouthshire NP15 1DF

A spacious two bedroom detached village bungalow with good sized pretty gardens and detached garage.

- Detached two bedroom bungalow • Beautiful rural views •
- Great accessibility to South West/South Wales •
- Good sized gardens with a number of planted areas •
- Detached single garage •



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Situated within the pretty village of Llansoy, Wern Cottage is a detached two bedroom residence with a fantastic rural outlook over the surrounding countryside.

The property is in need of some modernisation throughout and provides a great opportunity for someone to create a lovely home in a sought after location.

Situated in a good sized plot with off road parking for a number of cars, a detached garage and pretty gardens to the side and rear Wern Cottage certainly offers a very desirable package.

Usk - 5 miles • Monmouth - 13 miles
Newport - 17 miles • Bristol - 26 miles

Location & Situation

Wern Cottage enjoys an easily accessible location in the village of Llansoy, not far from the town of Usk which offers a wealth of local amenities such as a post office, school and public house.

An abundance of tourism and recreational activities exist within the Wye Valley and wider region, especially within the beautiful surrounding Usk Valley and Brecon Beacons National Park located to the north of Abergavenny. The quaint villages of Tintern and Trellech are popular villages for residents or tourists to visit in the area.

Further leisure and shopping amenities are situated in the neighbouring settlements of Usk and Monmouth, with more extensive facilities at Newport, Bristol and Cardiff. Good road and rail services exist, with the nearby A40 providing access to the M50/M4/M5.

The town of Monmouth also boasts a fantastic schooling reputation, especially Haberdashers Private School for Boys and Girls, which achieved an 'excellent' rating in every category in its 2016 ESTYN report.



Wern Cottage Residence

The detached bungalow is set out over a single storey, briefly described below;

Sitting Room Entered from UPVC front door, feature stone fireplace with gas fire and quarry tiled hearth. Window to front elevation, door to internal hallway and archway to;

Dining Room Window to side and front elevation, serving hatch to Kitchen;

Internal Hall Door from Sitting Room to Hallway, loft hatch, UPVC rear entrance door, airing cupboard, double storage cupboard, access to;



Kitchen Matching fitted wall and base units, space for cooker, extractor fan over, space for fridge & plumbing for washing machine, Worcester oil fired boiler. Window to rear and side elevation, door to;

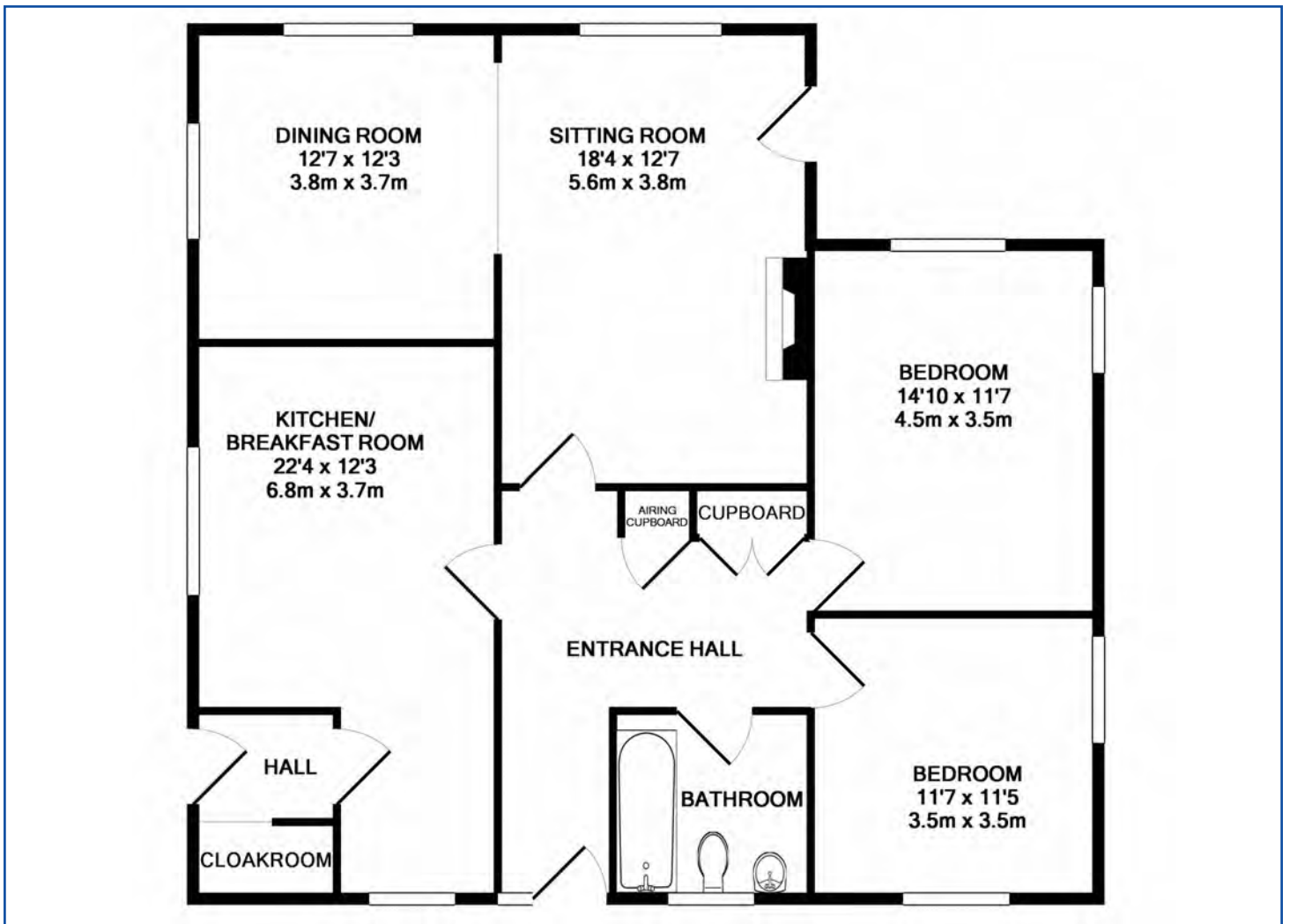
Side Hall With large storage cupboard, window to rear elevation, UPVC door to side.

Bathroom Accessed from the internal hallway, WC, basin, bath with shower over, frosted window to rear elevation.

Bedroom One Large double, windows to front and side elevations.

Bedroom Two Large double, windows to rear and side elevations.





Wern Cottage Gardens

Wern Cottage is entered over a cattle grid from the roadside. The roadside is edged with a mature hedge, with stone entrance pillars and a pedestrian gate. The property has a good sized tarmac parking area, suitable for a number of vehicles. There is scope for this to be enlarged further.

Steps from the parking area lead to the concrete pathway encircling the property, to the front there is a larger area, ideal for enjoying the stunning views over the surrounding landscape. To the Eastern elevation of the property is a single detached Garage with electric up and over door.

A lawn extends to the side of the garage, with a number of planted areas, including mature shrubs. There is a greenhouse to the rear of the garage and the oil tank can be found here also.

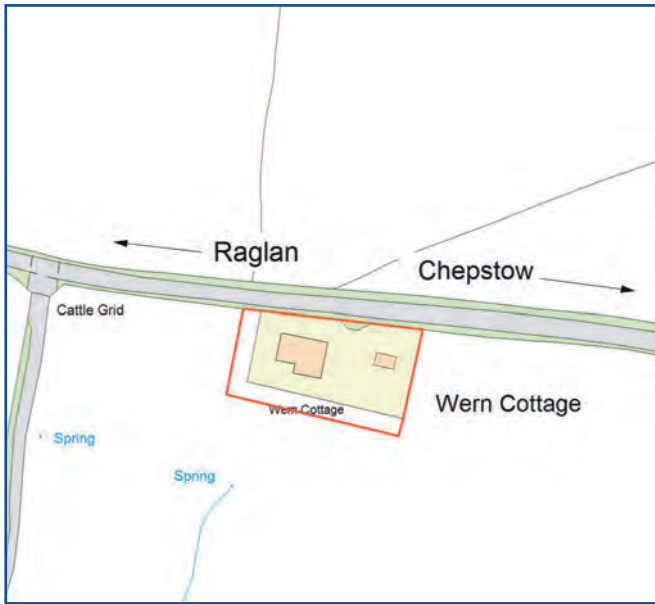
The lawn wraps around from the garage to the front of the property, where there is an extra area of ground to be included in the sale. This can be seen in our Sale Plan. The front of the property is South facing and enjoys magnificent views over the surrounding countryside. To the West of the property the lawn continues and joins back to the rear, where it borders the roadside again.

Overall Wern Cottage has good sized pretty gardens, enjoying a fantastic position and views, with plenty of potential for a purchaser to improve further.



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Energy Performance Certificate Rating

Services

Wern Cottage is connected to mains electricity and water. There is oil fired central heating. PLEASE NOTE: The new purchaser will be required to install a new private drainage system to serve the property.

Fixtures & Fittings

All internal fixtures and fittings are excluded from the sale, however may be available by separate negotiation.

Tenure

Freehold with vacant possession upon completion.

Local Authority

Monmouthshire County Council. Wern Cottage is classified as Band F for Council Tax.

Wayleaves, Easements & Rights of Way

The property will be sold subject to, and with the benefit of, all existing Wayleaves, Easements and any Public and Private Rights of Way, that currently exist, whether these are specifically referred to in these particulars or not.

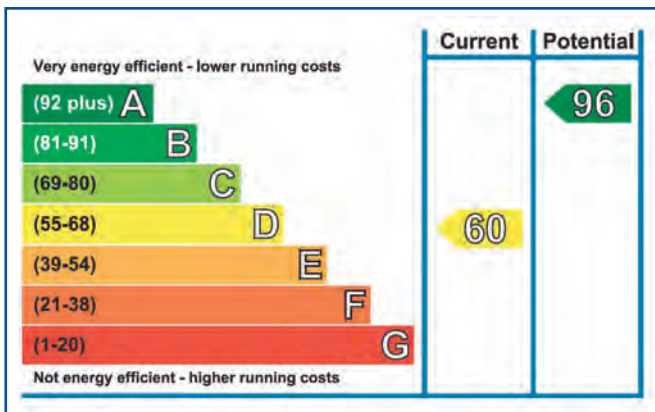
Directions

From Monmouth follow the A40 Westbound, taking the Abergavenney A40 turning off the dual carriageway. Take a slight left onto Monmouth Rd and then continue on through Raglan High Street. Turn left onto Chepstow Road after approximately 0.5 mile, after around 5 miles the property will be found on your right hand side, after passing through the main cluster of houses in Llansoy.

Postcode: NP15 1DF.

Viewings

Viewings are strictly by appointment with the selling agent.



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