



# Dorothea

## Llansoy, Usk

### Monmouthshire, NP15 1DF

A beautifully presented detached three bedroom bungalow situated in the rural village of Llansoy with stunning views over open countryside

- Detached three bedroom bungalow • Beautiful location & village position •
- Detached garage and workshop • Spacious and attractive front and rear gardens •
- Conservatory with stunning rural views •





# Dorothea

Llansoy, Usk, Monmouthshire, NP15 1DF

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

The property is well presented throughout and offers spacious living over a single storey. The living room extending into the conservatory at over 39' is a particular feature, making the most of the views of the rolling hills and the pleasant gardens to the rear.

Situated in a good sized plot with gated parking for a number of cars, a detached garage/workshop and pretty gardens to the front and rear Dorothea certainly offers a very desirable package.

Raglan - 4 miles • Usk - 5 miles

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

## Location & Situation

Dorothea enjoys an easily accessible location in the village of Llansoy, not far from the village of Raglan 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.

## Dorothea Residence

Built in 1970 the well-maintained bungalow is set out over one floor, briefly described below;

**Entrance Hallway** with large walk in cloak cupboard, radiators, loft access and linen cupboard.

**Kitchen/Breakfast Room** 20' in width, comprising: Kitchen area with fitted matching wall and base units, Neff electric oven, microwave, ceramic hob with radiator under and stainless steel extractor hood. Space for fridge/freezer, plumbing for dishwasher, door to rear garden.

Open plan with breakfast area which boasts a multi fuel stove with country style cupboards built into the recesses either side, radiators and glazed door to front hallway. Between the Living/Dining Room and the Kitchen there is a small link where access can be found to a large walk in cupboard with folding doors housing plumbing for a washing machine and tumble dryer.



**Living/Dining Room** Large, bright room with cupboard/study area, radiators, double aspect windows, hearth with coal effect electric fire and marble finish fireplace surround, small step creating separate dining area and living room. Double doors to:

**Conservatory** Fully double glazed with one set of French doors to each side, giving access to the garden terrace and to the parking area to the side of the property. Marble effect tiled floor with underfloor heating. Stunning views of the surrounding countryside.



**Bedroom 1** To the front of the property, large double with radiators and door accessing:

**En Suite** Low level toilet, wash hand basin, shower enclosure with electric shower, tiled floor and surrounds, chrome towel radiator.

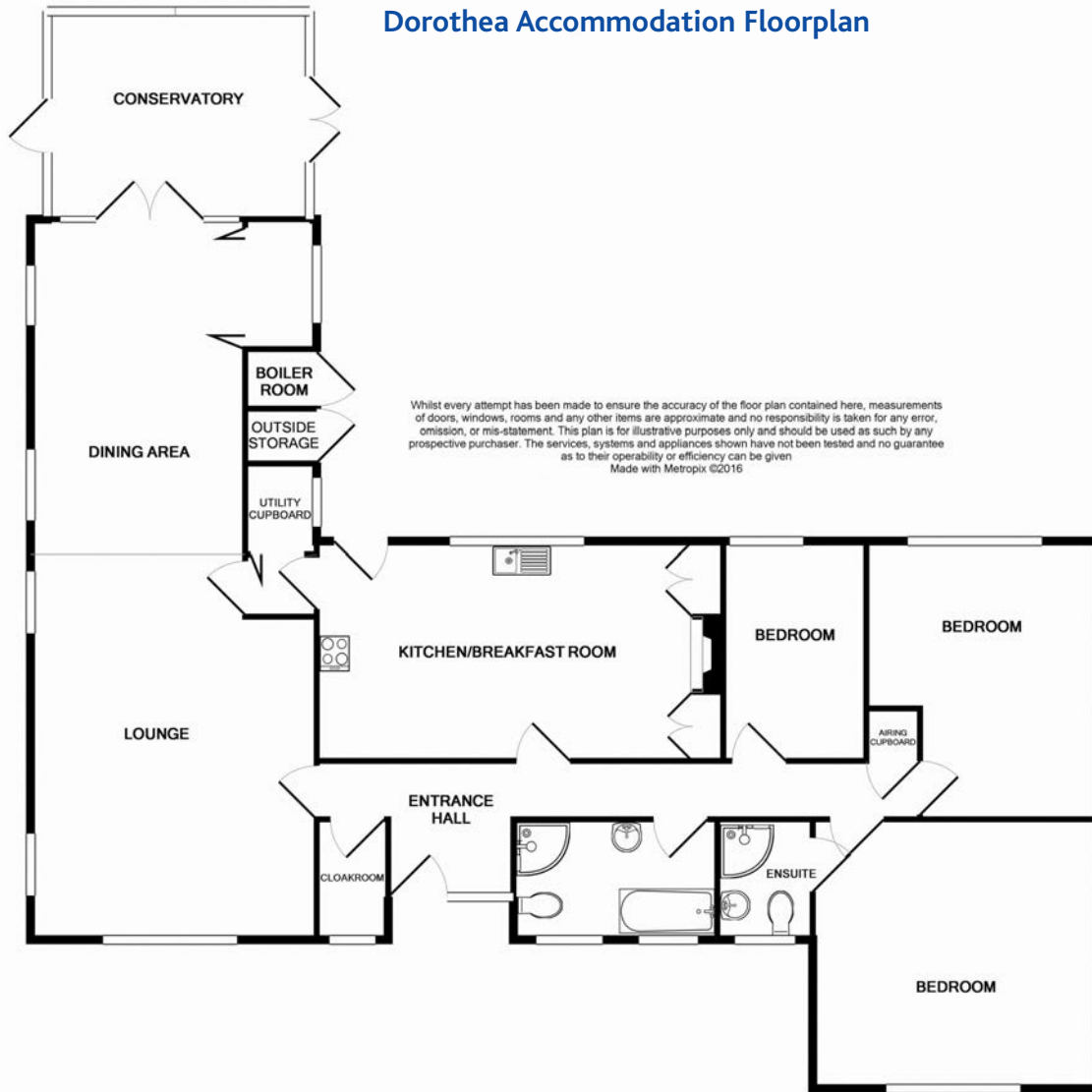
**Bedroom 2** A further large double with radiator.

**Bedroom 3** Good sized single bedroom with radiator.

**Bathroom** White four piece suite comprising: Wash hand basin, panelled bath, shower enclosure with electric shower, low level toilet and chrome towel radiator.



## Dorothea Accommodation Floorplan



## Garage/Workshop

To the side of the property is a spacious detached garage with metal up and over door, window to side aspect, electric points and lighting. To the rear of the garage is a door leading to a good sized separate workshop area. This has two windows, giving for a light and airy space, electric points, lighting and a further door leading to the garden.





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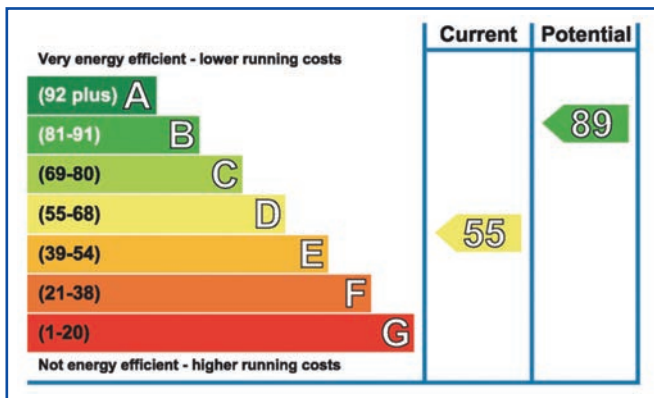
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## Gardens

To the front of the property are gardens laid primarily to lawn with pretty flower beds, well established shrubbery, climbing roses, ornamental trees and herbaceous borders. A path leads around the outside of the property to the private rear gardens. These again are laid primarily to lawn with well-established beds, borders and ornamental trees. To the top of the garden there is a terrace extending from the conservatory around the rear of the bungalow leading to a decked patio enjoying the stunning rural views. From the terrace there is also access to two internal stores; one being a useful garden storage room with power and lighting, and the second containing the oil fired combi boiler that services the central heating system and hot water.

## Energy Performance Certificate Rating



Singleton Court Business Park, Monmouth, NP25 5JA  
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[www.powellsrural.co.uk](http://www.powellsrural.co.uk)

## Services

Dorothea is connected to mains electricity, drainage & water. The property is served by oil fired central heating.

It is worth noting that the broadband for the property is currently supplied via a company called AB internet which allows for a higher speed connection than regular service.

## 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.

Dorothea is classified as Band G 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 Raglan High Street take the Chepstow Road out of the village, passing the Church & Health Centre on your left. Proceed along the Chepstow Road for approximately 4 miles until reaching Llansoy. Dorothea can be found on the left hand side within the hamlet of Llansoy.

## Viewings

Viewings are strictly by appointment with the selling agent.

Please contact Powells: 01600 714140.

## Important Notice

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