



**Royal Oak Cottage, Llangeview, Usk. NP15
1NE
£600,000
Tenure Freehold**

- SPACIOUS DETACHED PROPERTY IN A RURAL SETTING
- DRIVEWAY & OUTBUILDINGS
- ENTRANCE HALL
- SPACIOUS LOUNGE & SEPARATE SITTING ROOM
- KITCHEN/BREAKFAST ROOM & UTILITY
- DINING ROOM
- GROUND FLOOR SHOWER ROOM & FIRST FLOOR BATHROOM
- 6 BEDROOMS
- EXCELLENT ACCOMMODATION REQUIRING UPDATING
- TOTAL PLOT CIRCA 0.65 ACRE

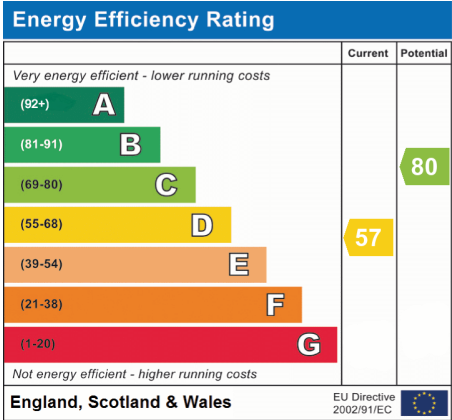
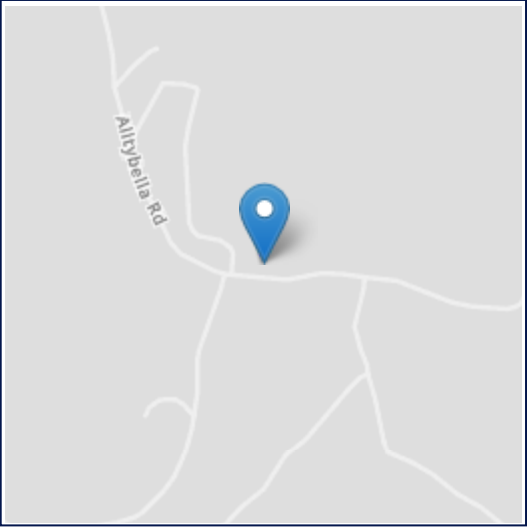
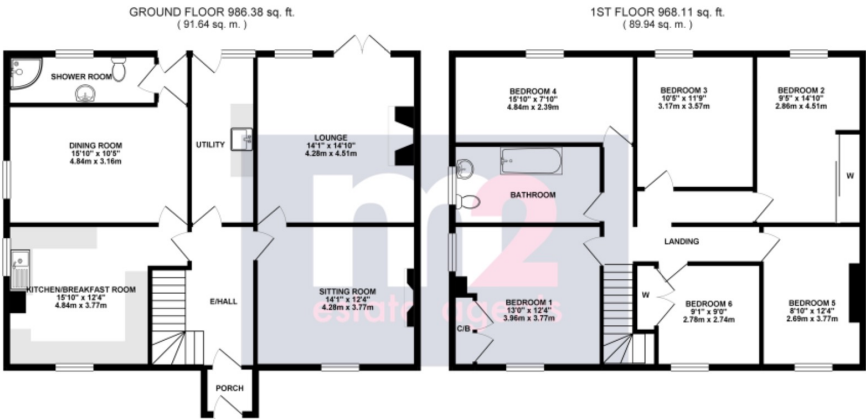
Situated in this small hamlet lying within 4 miles of Usk, this spacious detached house offers excellent family accommodation on a generous plot. Requiring modernisation this property provides the perfect opportunity to invest and create your ideal home.

To the ground floor: An entrance porch leads to a hallway with stairs to the first floor. A useful utility room is located off the main hall. The good size lounge with wood burner opens to the rear with separate lounge enjoying an outlook to the front. The large kitchen/breakfast room with wood burner, offers space for a good size table opening to a third reception/dining room. A rear hallway gives access to a ground floor shower room.

Upstairs a landing leads to the family bathroom and 6 good size bedrooms, 3 having built in storage or wardrobes.

The property occupies a superb plot with hardstanding and driveway leading past a large garage and workshop. A good size garden/paddock stretches out to the rear in all totalling approximately 0.65 acres.

Services:
TBC
Council Tax Band:
TBC



All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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