



2 The Piggeries Llangarron, Ross-On-Wye, HR9 6NL

£1,800 Per Calendar

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2 The Piggeries Llangarron, Ross-On-Wye, HR9 6NL

A beautifully designed and presented detached house, located in the village of Llangaron. The property was built in 2024 and has been completed to a high standard. This property offers a open plan kitchen and dining room, utility/boot room, lounge, downstairs cloakroom, three good size bedrooms, En-suite shower room and a family bathroom. The property benefits from having air source central heating, parking, garden and enjoys a beautiful outlook over surrounding countryside.

This beautifully presented property comes fully furnished throughout, complete with stylish furniture, lovely fittings and thoughtful finishing touches.

Everything is already in place, making this the perfect turn-key home for anyone looking to move without the expense of furnishing a property themselves.

Holding fee & Deposit

A refundable holding deposit of £100 (or less if this exceeds the value of one weeks rent) will be taken to hold the property during the reference process. Assuming the tenancy goes ahead the amount paid will be applied to either the first months rent or deposit. Your holding deposit will be retained if you decide not to rent the property, give wrong or misleading information or cannot pass a 'right to rent' immigration check.

A deposit of 5 weeks rent will be required prior to the tenancy commencing.

LOCAL AUTHORITY & CHARGES

Herefordshire Council, 01432 260000. Band 'E'

SERVICES

Mains water, electricity, and drainage are believed to be connected to the property.

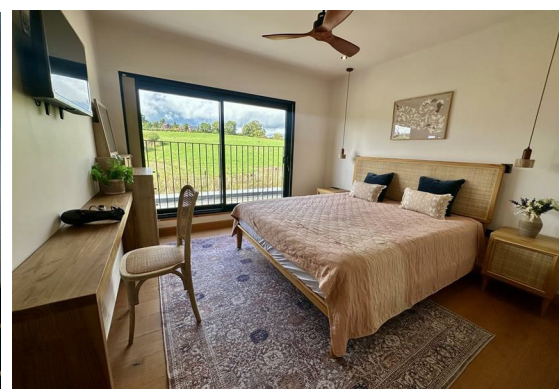
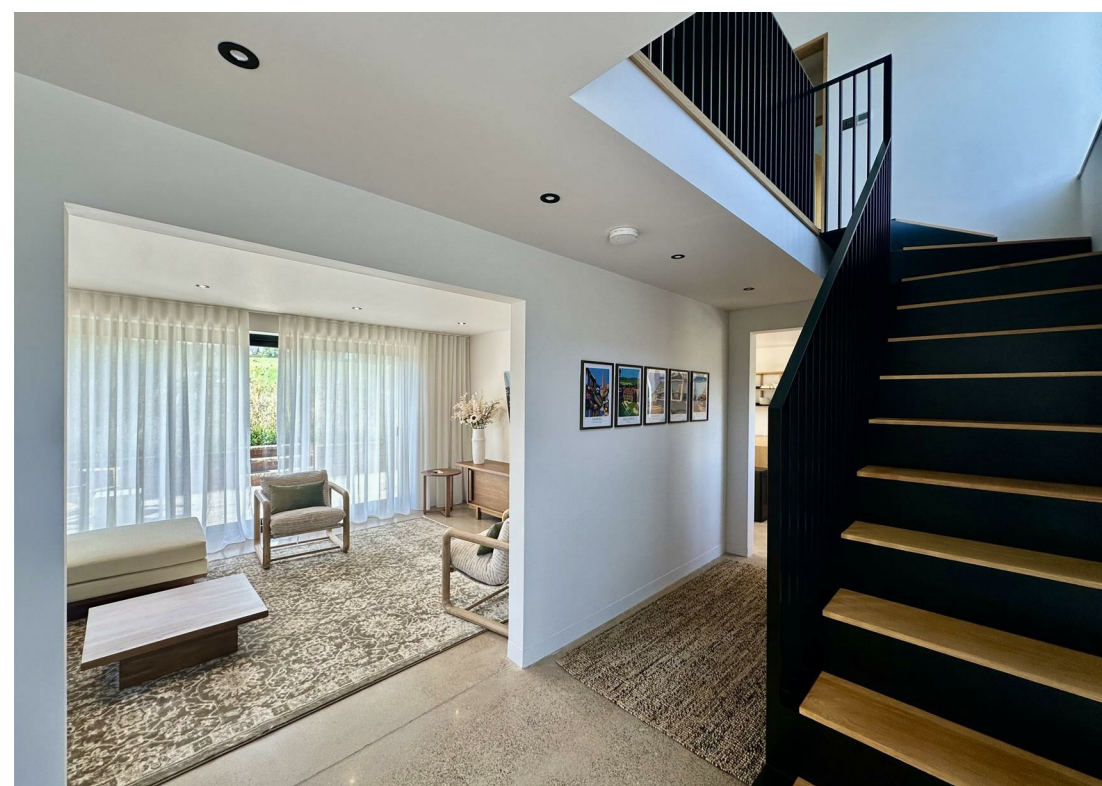
VIEWING ARRANGEMENTS

Strictly by arrangement with the Selling Agents, Trivett Hicks, 53 Broad Street, Ross-on-Wye. Tel: (01989) 768666.

DIRECTIONS

Directions:- Travelling from Ross-on-Wye, take the A40 dual carriageway towards Monmouth. Approximately one mile from Ross-on-Wye turn right towards Glewstone, drive through Glewstone, take the left fork at the old school, keep on up the hill and at





the crossroads keep straight on crossing over the A4137 down the hill and into the village of Llangarron. When you are coming down the hill into the village proceed over the bridge. Keeping the church on your right hand side, turn left and then take the next right hand turn, signposted Owls Nest and Barns House. The Piggeries are found on the left hand side at the bottom of the lane.



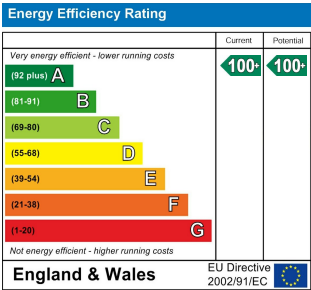
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Trivett Hicks (Ross-On-Wye) Office on 01989 768666 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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GOLD WINNER

ESTATE AGENT
IN ROSS-ON-WYE

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