



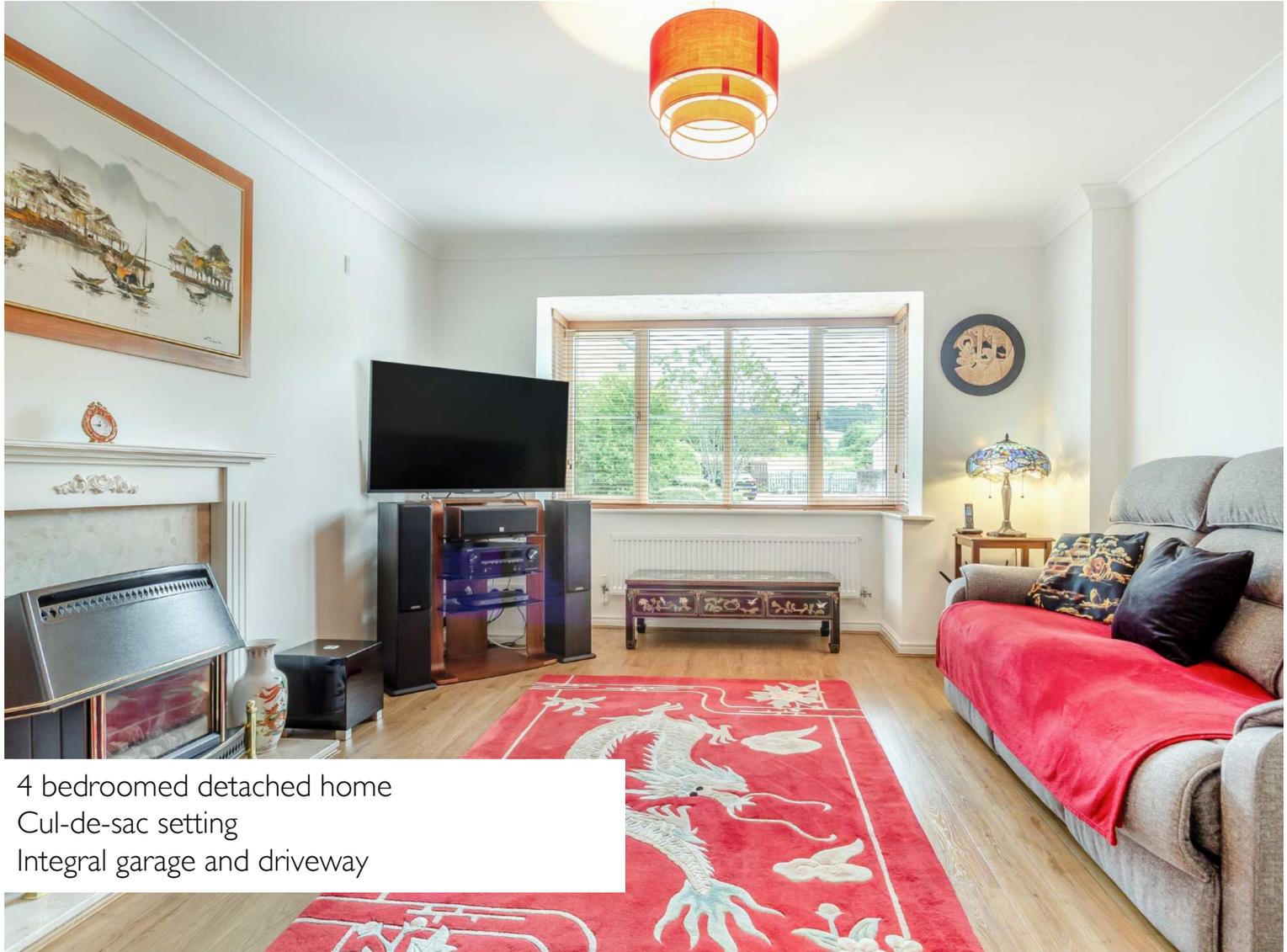
# LITTLE MILL

Guide price **£395,000**



# 7 CAE MELIN

Little Mill, Pontypool, Monmouthshire NP4 0HX



4 bedroomed detached home  
Cul-de-sac setting  
Integral garage and driveway

This delightful 4-bedroom detached home is located in the idyllic village of Little Mill, Monmouthshire. The property offers a spacious and comfortable living space, including en-suite facilities in the principal bedroom for added convenience and privacy. Situated in a small cul-de-sac, the home ensures a peaceful environment with minimal through traffic.

The property also features an integral garage and a driveway, providing ample parking space for vehicles. With its close proximity to the larger towns of Usk, Abergavenny, and Pontypool, you'll have easy access to a range of amenities, including shops, restaurants, and schools.

For commuters, this home is perfectly positioned for easy travel to the nearby cities of Newport, Cardiff, and Bristol, thanks to its convenient location near train lines, including the new station at New Inn, and major road links. Experience the best of countryside living while enjoying excellent connectivity to urban centres.



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£395,000



### KEY FEATURES

- Detached family home
- 4 bedrooms with built-in wardrobes
- En-Suite facilities to principal suite
- 2 reception rooms
- Integrated garage and driveway
- South Westerly facing rear garden



# STEP INSIDE

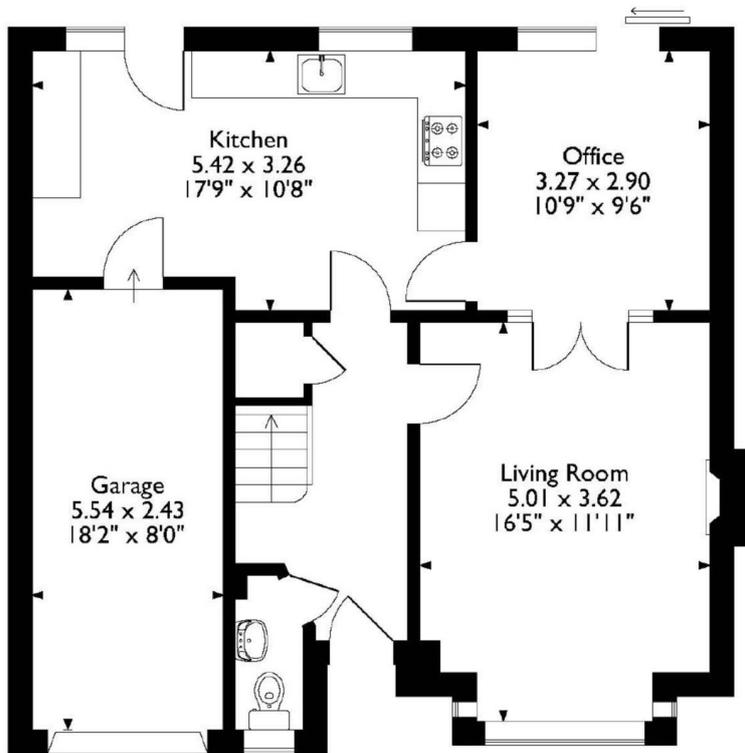


As you step inside this charming house, you are greeted by a welcoming entrance hallway that sets the tone for the rest of the home. The hallway provides access to various parts of the ground floor, ensuring a seamless flow throughout.

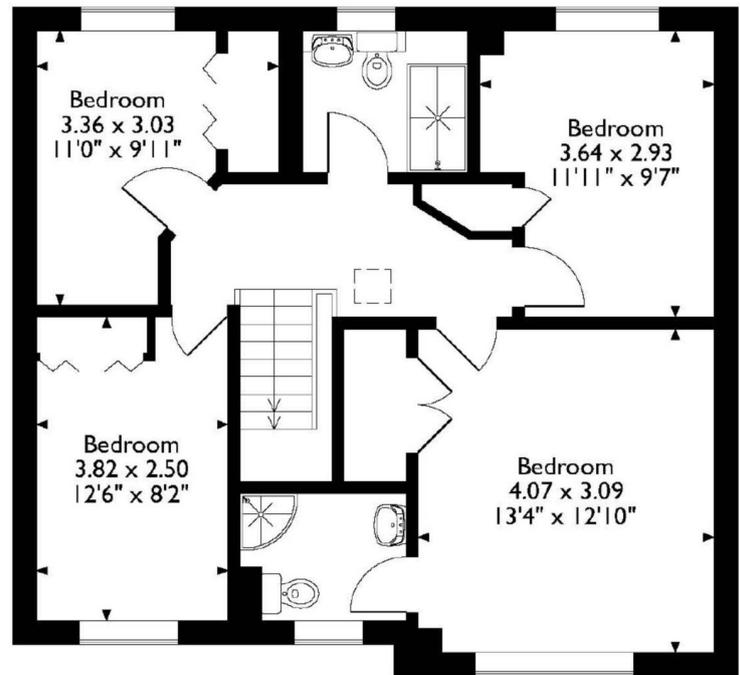
To the left of the hallway, you'll find a convenient cloakroom, perfect for guests to freshen up upon arrival. Moving forward, to the right, you enter the spacious lounge, illuminated by a beautiful bay window that bathes the room in natural light. The lounge offers a cozy and comfortable space for relaxation and entertainment.

Accessed from the main hallway is the fitted kitchen/breakfast room, designed with functionality and style in mind. The kitchen features an extensive range of wall and base units, providing ample storage for all your culinary needs. A window overlooking the rear garden fills the kitchen with pleasant views and sunlight. Additionally, there is a door that leads directly to the back garden, allowing for easy access and convenient outdoor entertaining. Another door connects the kitchen to the integral garage, offering practicality for storing vehicles or additional belongings.

## Approximate Gross Internal Area 133 Sq M/1432 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Continuing through the ground floor, and linking both the kitchen and lounge, you'll discover a delightful dining room. This room boasts an elegant touch with French doors that open up to the rear garden, creating a seamless transition between indoor and outdoor living spaces. It's the perfect setting for hosting dinner parties or enjoying meals with family and friends.

Completing the first floor is a modern white suite shower room, equipped with all the essentials. This stylishly appointed room offers a refreshing space to unwind and rejuvenate, featuring contemporary fixtures and fittings.

Ascending to the first floor, a pleasant landing awaits, providing access to the four bedrooms of this lovely home. Each bedroom boasts fitted wardrobes, ensuring ample storage space for clothing and personal items. The principal bedroom enjoys the added luxury of an en-suite bathroom, providing privacy and convenience. There are also views to the front looking towards neighbouring countryside.

# STEP OUTSIDE



To the front of the property you have a lawned area and driveway for residents' vehicles. This in turn leads to an integral single garage, ideal for a vehicle or additional storage. There is a gated pathway to the side of the house that leads through to an enclosed rear garden. Directly adjoining the house is a paved sun terrace, perfect for entertaining with friends and family on warm summer evenings.

Enjoying a South Westerly aspect, the garden is a haven for relaxation and enjoying the sound of the small brook to the far end of the garden. To the borders lie a variety of mature shrubs and trees, providing an abundance of colour and interest for the keen horticulturalist.

## INFORMATION

Postcode: NP4 0HX

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: D





## DIRECTIONS

From Usk travel south west on Bridge Street crossing the river Usk on the bridge. On leaving the bridge bear right signposted to Pontypool. Continue for approximately 4 miles before turning right into Cae Melin. Follow the road around the back of the development turning right at the end. Number 7 is the second property on the left hand side.

What3words  
rosier.elaborate.cushy



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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