



LLANDENNY

Guide price £435,000

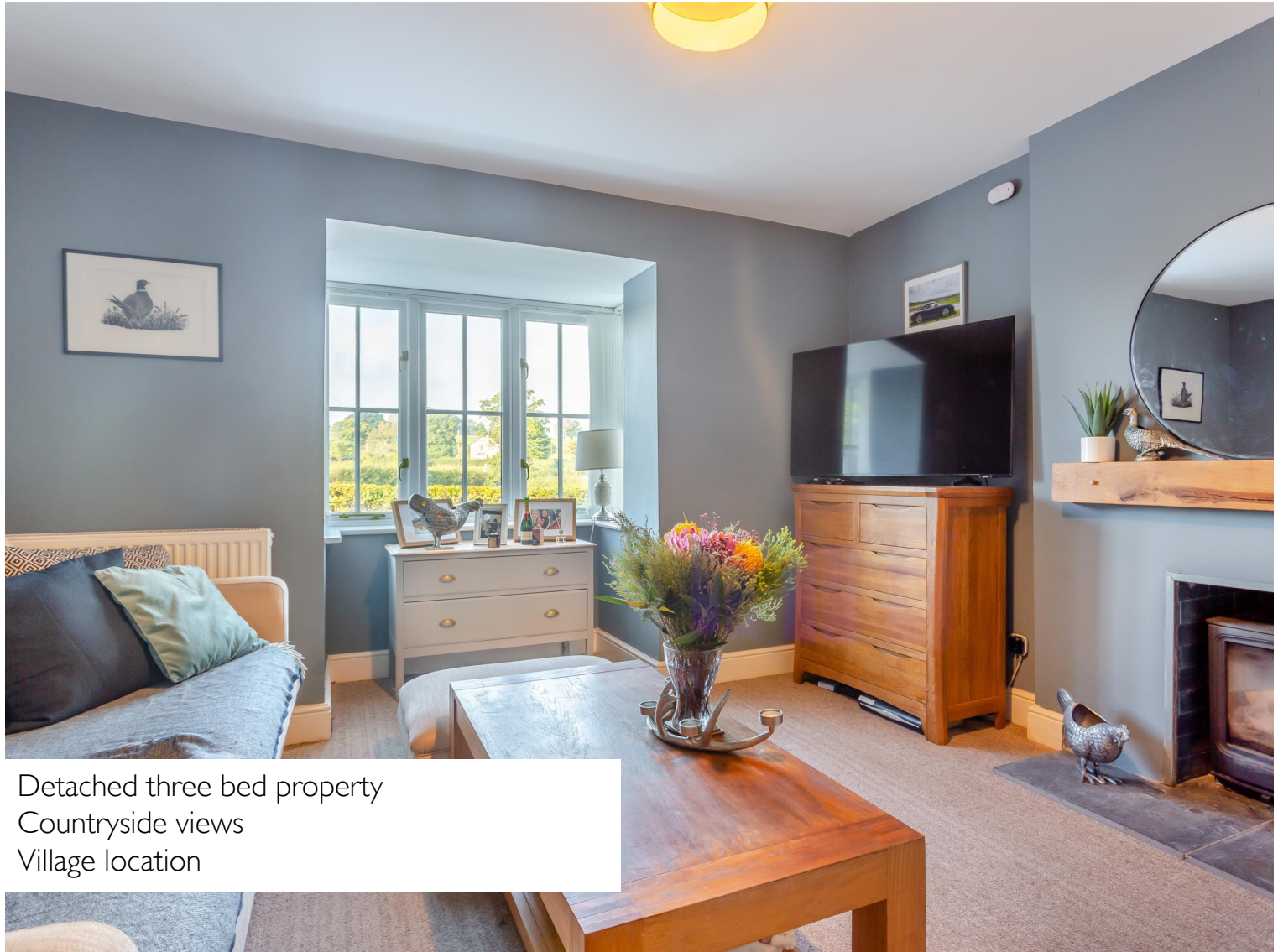


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To book a viewing call 01291 67 22 12

2A ORCHARD COTTAGES

Llandenny, Monmouthshire NP15 1DZ



Detached three bed property
Countryside views
Village location

Built in 2014, this exceptional family home is tucked down a shared private driveway and is positioned beautifully to enjoy far reaching countryside views to the front. Llandenny is a picturesque Monmouthshire Village situated between Usk and Raglan.

Those larger towns provide an abundance of shops and restaurants including many bespoke retailers such as The White Hare Distillery.

Further afield are the cities of Newport, Bristol and Cardiff, conveniently accessed via major road links or rail, making this an ideal home for those wishing to commute.

The Monmouthshire countryside provides many outlets for leisure activities and walks plus the nearby Brecon Beacons give further possibilities for the outdoor enthusiast.



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KEY FEATURES

- Detached residence
- Open countryside views
- Three double bedrooms
- Potential for loft conversion
- Enclosed rear garden
- Driveway to the front



STEP INSIDE



The interior of this double fronted home exudes a classic and inviting charm, with a well-thought-out layout that combines functionality and elegance. As you step through the central entrance hallway, you're immediately greeted by an atmosphere of warmth and sophistication.

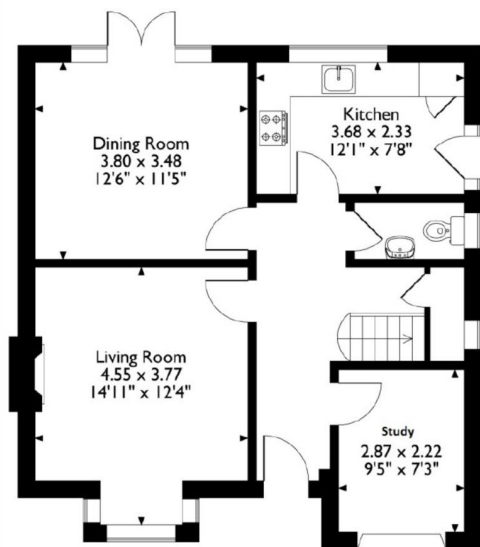
To the left, a cosy lounge beckons with a bay window that bathes the room in natural light and enjoys countryside views. The focal point of this space is a striking wood burner, which adds character and provides a snug ambiance during colder evenings. The lounge is the ideal spot for relaxation, offering a perfect retreat for quiet moments or lively gatherings.

On the right side of the entrance hallway, you'll find a tastefully designed study. Illuminated by a front-facing window, it offers a tranquil workspace with a view to the outdoors, making it an inspiring place for productivity.

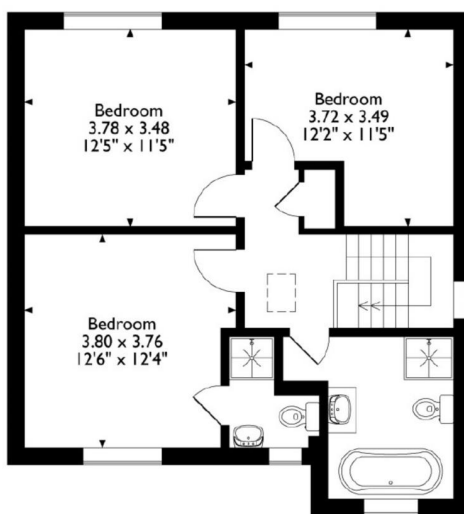
Moving towards the rear of the property, a third reception room awaits, currently serving as a dining room. This room is spacious and bright, thanks to the double doors that open to the rear garden. It's a versatile area that can host family meals or dinner parties, seamlessly connecting indoor and outdoor living.

Adjacent to the dining room is a well-appointed fitted kitchen, boasting an extensive range of units and ample appliance space. With a window overlooking the rear, this kitchen is a delightful place for culinary enthusiasts to prepare meals while enjoying the garden view. There is also a convenient cloakroom/w.c., complete with its own window, ensuring practicality and privacy.

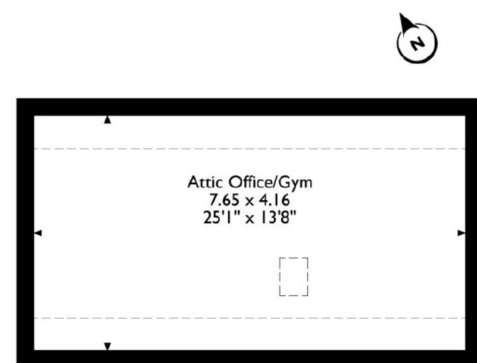
Approximate Gross Internal Area 140 Sq M/1507 Sq Ft



Ground Floor



First Floor



Second 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.

A staircase gracefully ascends from the hallway to the first-floor landing. Here, you'll discover three generously sized double bedrooms. The principal bedroom boasts en-suite facilities, ensuring the utmost comfort and convenience. The other two bedrooms provide ample space for family members or guests, each designed with attention to detail.

Completing the first floor is a pleasant bathroom, featuring a charming roll-top bath. It's a relaxing haven where you can unwind and rejuvenate.

The landing area has a useful hatch with pull down ladder, giving access to the loft space. The height in the loft makes it a potential for conversion, maybe two bedrooms or one large bedroom with en-suite facilities. The potential is there if needed. The large landing also provides a space for a staircase if required.

Throughout the house, double glazing enhances energy efficiency and sound insulation, while oil-fired central heating ensures warmth and comfort during the colder months. This beautifully designed home combines traditional elegance with modern amenities, making it an inviting and functional space for its lucky inhabitants.

STEP OUTSIDE



This charming home boasts a welcoming exterior that combines practicality with aesthetics. As you approach, you'll be greeted by a spacious driveway at the front, offering ample off-road parking for multiple vehicles. This feature ensures convenience for homeowners and guests alike.

Pathways on both sides of the property lead you to the rear garden, creating easy access to this tranquil outdoor retreat. The rear garden is a delightful haven, primarily adorned with lush green lawns that provide a sense of serenity and space. Enclosed by timber fencing, it ensures privacy and security, making it ideal for family gatherings, gardening, or simply enjoying the outdoors.

A patio area directly adjacent to the house provides the perfect setting for al fresco dining, entertaining, or relaxation. Whether you're savouring morning coffee or hosting a barbecue, this area offers a seamless transition between indoor and outdoor living. This home's exterior spaces are thoughtfully designed to enhance your lifestyle and enjoyment of the outdoors.

INFORMATION

Postcode: NP15 1DZ

Tenure: Freehold

Tax Band: F

Heating: Oil

Drainage: Private

EPC: C





DIRECTIONS

From junction 24 of the M4 take the A449 towards Monmouth. Exit the A449 towards Usk on the A472 turning right onto the B4235. Continue along this road for approximately one mile and turn left for Llandenny. Follow the road along the ridge past Cefn Tilla Court until you reach a T junction. Turn right and take the road down the hill into Llandenny. As you proceed into the village the turning for Oak Cottages is the first cul-de-sac on the left hand side. The property is in the cul-de-sac on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		82
B (81-91)		
C (69-80)	71	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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