



PENPERLLENI

Guide price **£500,000**



2 CLOS TELYN

Penperlleni, Pontypool, Monmouthshire NP4 0DB



Four bedroom detached home
Garage and driveway for 2 cars
Views over trees to the front

Situated in the charming village of Goytre, this spacious four-bedroom detached home offers a perfect blend of rural tranquility and convenient living. Goytre boasts a range of local amenities, including shops, the Village school and local Public House, fostering a strong sense of community.

For broader shopping and leisure pursuits, the bustling towns of Abergavenny and Pontypool are just a short drive away. Ideal for commuters, this location provides easy access to major cities like Cardiff, Bristol, Hereford and The Midlands via excellent road and rail links.

Outdoor enthusiasts will appreciate the proximity to Bannau Brecheiniog (formerly Brecon Beacons), a stunning national park perfect for hiking, cycling, and exploring nature's beauty. This property is a gateway to both the peaceful countryside and the vibrancy of nearby urban centres, making it an ideal choice for families seeking a balanced lifestyle.



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KEY FEATURES

- Detached home
- Four bedrooms
- En-Suite to principal bedroom
- Fitted wardrobes to all bedrooms
- Lounge with bay window
- Fitted kitchen/dining area



STEP INSIDE



As you step inside this delightful four-bedroom detached home, you're greeted by a bright and welcoming entrance hallway, setting the tone for the light and airy feel throughout. The staircase gracefully ascends to the first-floor landing, inviting exploration of the home's well-designed spaces.

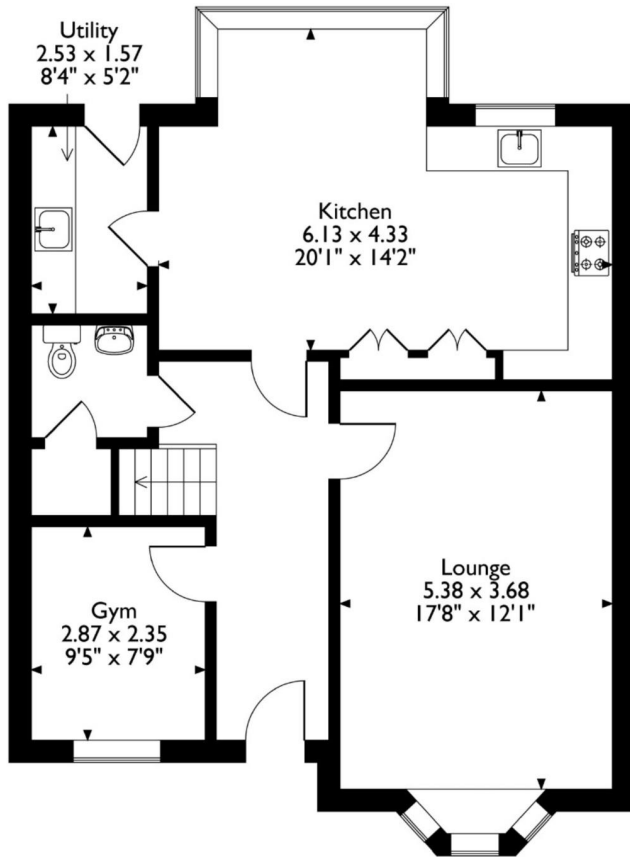
To the right of the main hallway, the main reception room impresses with its generous proportions and a beautiful bay window, offering a picturesque view of the front garden and the trees beyond. This lounge is an inviting space, perfect for relaxing with family or entertaining guests.

On the opposite side of the hallway, you'll find a convenient study, currently used by the present owners as a gym, bathed in natural light from the window overlooking the front garden. This versatile room is ideal for working from home or as a quiet reading nook.

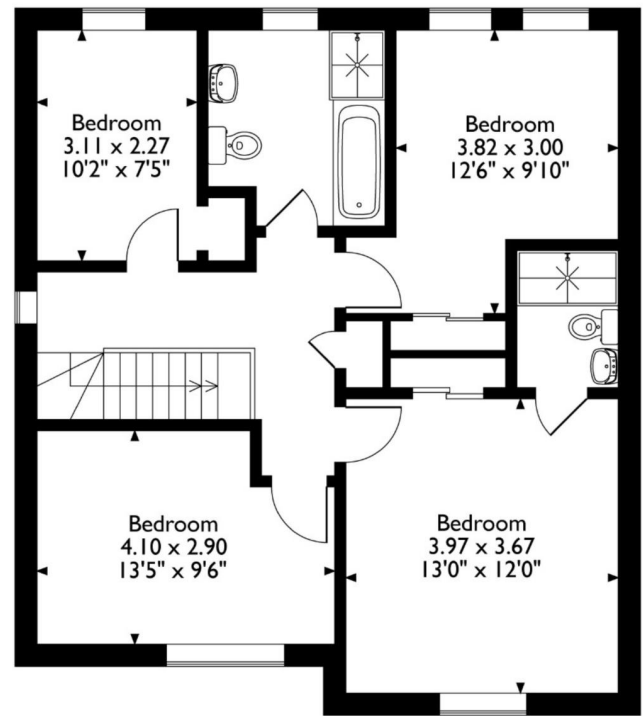
At the heart of the home lies the kitchen/dining room, a spacious and pleasant area that seamlessly blends functionality and comfort. The kitchen features ample wall and base units, complemented by integrated appliances that make daily tasks a breeze. A window to the rear provides a view of the garden, while a box bay window with double-doors opens directly onto the rear garden, creating a seamless indoor-outdoor living experience. The room easily accommodates a dining table and chairs, as well as a cosy sofa area, making it perfect for both family meals and casual gatherings with friends.

Adjacent to the kitchen/dining room, a practical utility room offers additional space for appliances, with plumbing for a washing machine and a door leading to the rear garden, ensuring effortless access for laundry chores. A convenient ground-floor cloakroom completes the downstairs layout.

Approximate Gross Internal Area 139 Sq M / 1496 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.

Ascending to the first floor, you'll discover four well-sized bedrooms, each equipped with fitted wardrobes, providing ample storage. The principal bedroom features an en-suite shower room, adding a touch of luxury and practicality.

The remaining bedrooms share a well-appointed family bathroom, complete with a four-piece suite, ensuring comfort and convenience for all residents.

This thoughtfully designed home offers a perfect blend of comfort, style, and practicality, making it an ideal choice for modern family living.

STEP OUTSIDE



Stepping outside, the front of this home features a charming garden primarily laid to lawn, framed by mature shrub borders that add a touch of greenery and privacy. The rear garden is a tranquil, enclosed space, also mainly laid to lawn, with a central feature adding visual interest. A paved sun patio extends directly from the house, offering a perfect spot for outdoor dining or morning coffee.

Additionally, a raised decking area provides an ideal space for relaxation after a long day, enjoying the peaceful surroundings. A side pathway leads to a convenient driveway, accommodating up to two cars, and a single garage with a pitched roof offers extra storage.

The garage includes a vehicular door at the front and a pedestrian door to the side, providing easy access. To the rear of the garage is an area laid to stone chippings, ideal as an additional storage area if required. This outdoor area is thoughtfully designed for both leisure and practicality, making it perfect for family life.

INFORMATION

Postcode: NP4 0DB

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Mains

EPC: B





DIRECTIONS

On leaving the office in Usk bear left. Head south-west on Bridge St/A472 towards the bridge. Bear right after you cross the bridge. Proceed along the A472 for approximately 2.3 miles before taking a right hand turn into Cefn Mawr Lane. Continue along this road, (it turns into Plough Road after one mile), for approximately two miles. Turn left into School lane, then left again to stay on School Lane. Take the next left after the school into Folly View Close. Following the road as it snakes around then becomes Clos Telyn. Number 2 Clos Telyn will shortly be found on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	84	94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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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