



COED-Y-PAEN

Guide price **£550,000**



ELSINORE

Coed-y-paen, Pontypool, Monmouthshire NP4 0SZ



4 bedroomed detached home,
Extensive driveway with single garage and
carport, Countryside views.

Nestled in the picturesque village of Coed-y-Paen, this detached four-bedroom home offers a peaceful retreat with a generous plot, perfect for families or those seeking a tranquil lifestyle. The property lies in the heart of this friendly, small community within walking distance of the village pub and church and is just a short drive from the historic market town of Usk, known for its independent shops, cafes, and restaurants, providing a delightful place to explore and enjoy. For further amenities, the larger towns of Cwmbran and Newport are within easy reach, offering a wider range of facilities and services.

Ideal for commuters, the property boasts excellent transport links, with Cardiff and Bristol easily accessible by road, and London Paddington reachable in around two hours via train. Surrounded by rolling countryside and close to the popular Llandegfedd Reservoir, this home offers a balance of rural charm with convenient access to nearby urban centres.



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KEY FEATURES

- Detached Home,
- 4 bedrooms,
- 2 reception rooms,
- Ground Floor bathroom,
- 1st Floor shower room,
- Single garage and large carport



STEP INSIDE



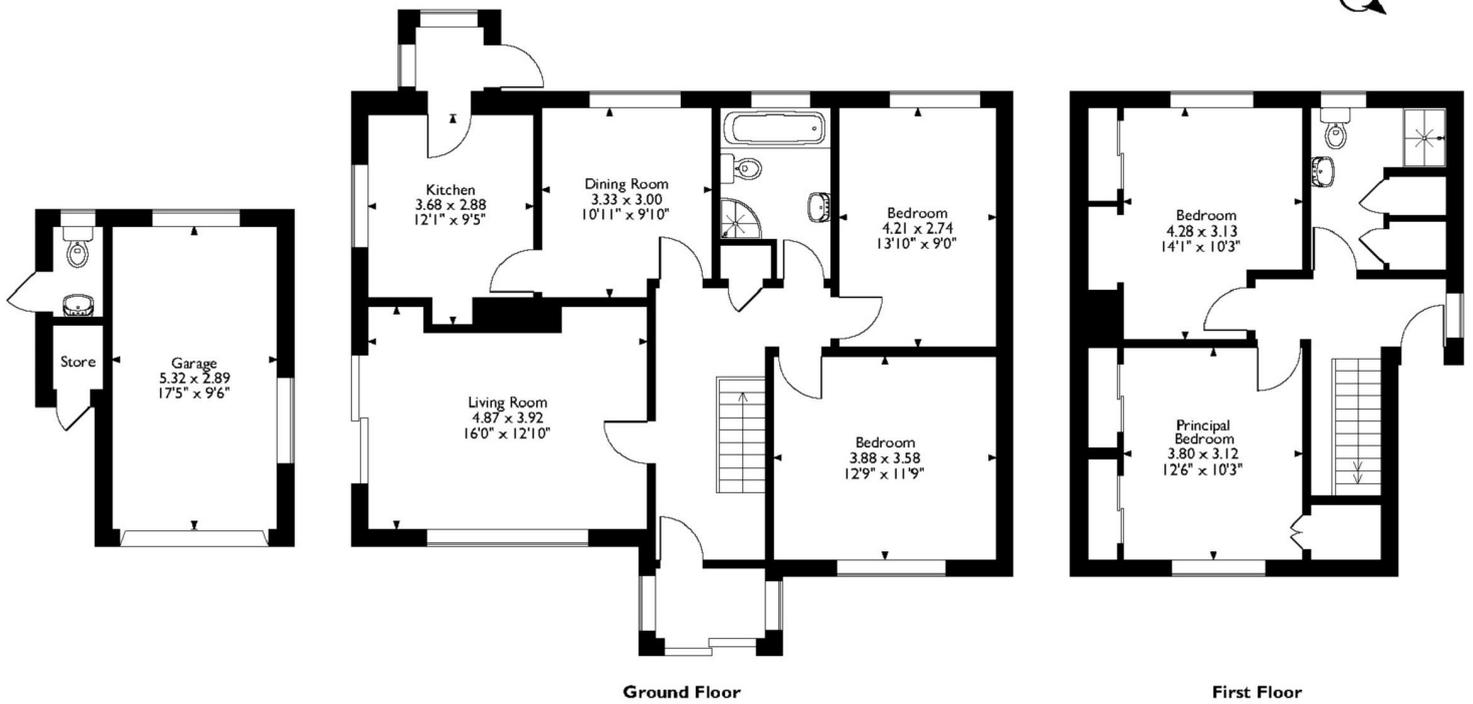
As you enter this charming home through the porchway, you are welcomed into the main entrance hallway, featuring eye-catching checkerboard parquet flooring that adds character and warmth. The open tread staircase leads to the first-floor landing, creating a sense of openness. From the hallway, there is easy access to both the reception rooms and two spacious ground-floor double bedrooms, making the layout both practical and flexible.

To the left of the hallway, the main lounge is a bright and airy space, thanks to its dual aspect design. A large picture window offers lovely views over the front garden, while a sliding patio door to the side opens up to the outside, providing a seamless connection between indoor and outdoor living. The lounge also features a striking fireplace with a stone hearth, perfect for cosy evenings. The dining room, located at the rear, is another inviting space, continuing the elegant checkerboard parquet flooring found throughout the ground floor reception areas.

The kitchen is adjacent to the dining room and comes fitted with a range of units, offering plenty of storage and workspace. A window to the side allows natural light to flood in, and a floor-mounted central heating boiler ensures the home stays warm and comfortable. A door from the kitchen leads to an outer hallway, providing convenient access to the rear garden.

On the ground floor, there are two well-proportioned double bedrooms, one with a window to the front and the other with a window overlooking the rear garden. These bedrooms are serviced by a ground-floor bathroom, which is fitted with a white suite.

Elsinore, Coedypaen, Pontypool



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.

Upstairs, the first-floor landing leads to two further generously sized double bedrooms, each enjoying views of the surrounding countryside. A contemporary shower room on this floor is finished to a high standard, offering modern convenience. The landing also provides access to useful eaves storage, maximising space.

This home offers a versatile and spacious layout, perfect for family living, with a mix of traditional charm and modern comfort.

STEP OUTSIDE



Stepping outside, the front of the property boasts a generous lawned garden, beautifully landscaped with a variety of mature shrubs and trees, creating an inviting and private entrance. A pathway to the side leads to the rear garden, while an extensive driveway provides ample parking and access to the large carport and single garage.

The rear garden is a peaceful retreat, offering lovely views of the local church. Primarily laid to lawn, it features several paved patio seating areas, perfect for outdoor dining and relaxation. The garden is dotted with mature shrubs and trees, adding to its sense of tranquillity. For Green-fingered enthusiasts, a hexagonal greenhouse, raised vegetable beds and fruit trees provide space for growing your own. Additional amenities include a brick-built storage shed attached to the rear of the garage and an outdoor W/C fitted with a white suite, adding practical convenience to this charming outdoor space.

INFORMATION

Postcode: NP4 0SZ
Tenure: Freehold
Tax Band: F
Heating: Oil
Drainage: Private
EPC: E





DIRECTIONS

Leaving Usk heading west on Bridge Street and crossing the River Usk turn left at the end of the bridge signposted Llangybi. Turn right signposted Llandegveth Reservoir and Coed-y-paen, stay on this road, bearing right at a fork in the road, continuing for approximately 3 miles into the village of Coed-y-Paen. Once you have passed The Carpenters' Arms public house on your right hand side, take the next turning on the left. Shortly, take a left hand turn into the cul-de-sac and the property will be found on the left hand side.

What3words [snippet.scrum.engrossed](https://www.what3words.com/snippet.scrum.engrossed)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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