



LLANGYBI

Guide price **£475,000**



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15 TON ROAD

Road, Usk, Monmouthshire NP15 1NT



Extended and upgraded home
3 Bedrooms
Village location

Nestled in the heart of the picturesque Monmouthshire village of Llangybi, this charming three-bedroom end-terrace home offers a delightful blend of countryside living with convenient access to nearby towns and cities. The village itself boasts a welcoming community and a traditional pub just a short stroll away.

A short drive takes you to the historic towns of Usk and Caerleon, where you'll find a selection of independent shops, restaurants, and pubs. For a broader range of amenities, the larger towns of Pontypool and Newport provide extensive leisure and shopping options. Ideal for commuters, the property benefits from excellent road and rail links, with connections to Bristol, Cardiff, and even London Paddington. Nature lovers will also appreciate the abundance of scenic walks in the surrounding countryside, making this an idyllic location for those seeking a balance of rural charm and modern convenience.



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KEY FEATURES

- End Terraced Home
- 3 Bedrooms
- 2 Reception Rooms
- Fitted kitchen/dining room with bi-folding doors to rear
- Generous garden, separate summerhouse/office



STEP INSIDE



Stepping through the solid timber front door, you are welcomed into a beautifully finished hallway, where engineered oak flooring extends throughout the ground floor, creating a seamless and elegant flow. A staircase rises to the first-floor landing, with a useful storage cupboard neatly tucked beneath.

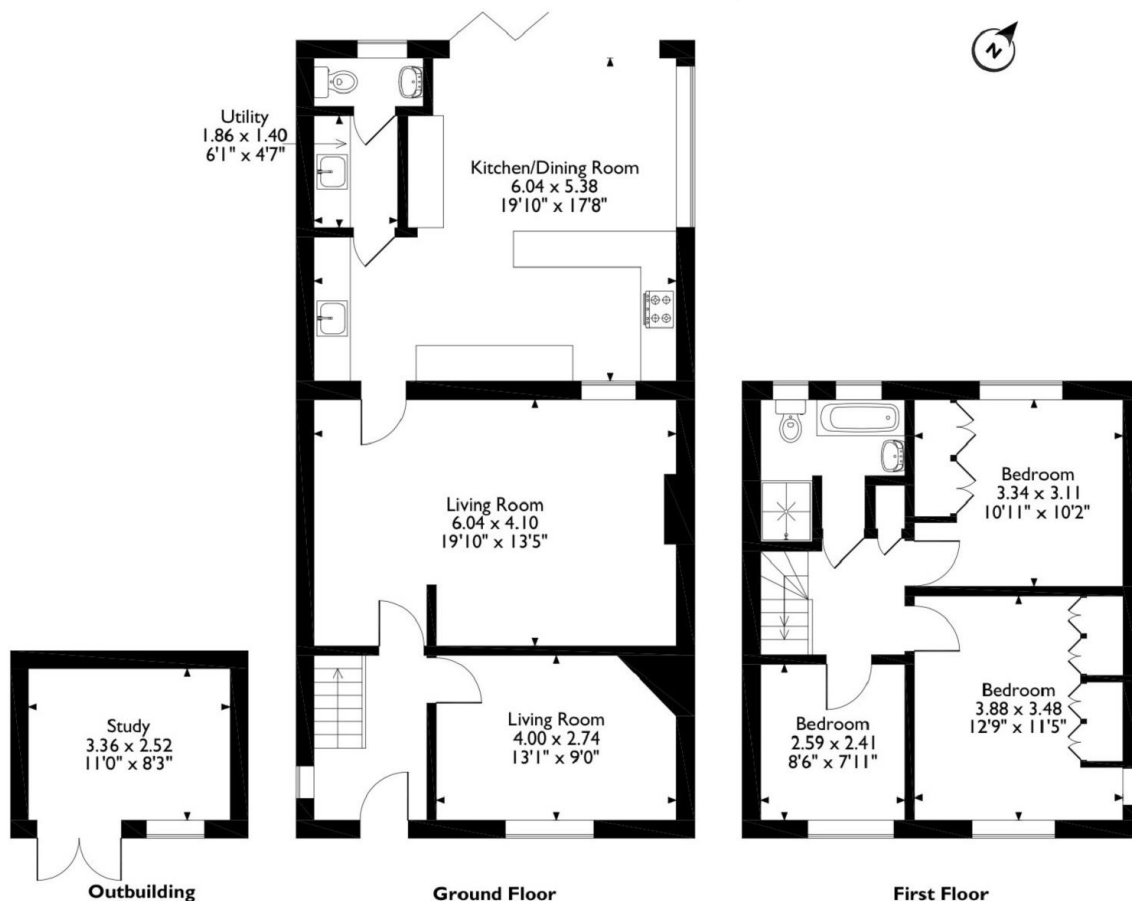
To the right, a door leads into a charming snug, an inviting reception room featuring a striking feature fireplace with a timber mantle, perfect for creating a warm and cosy atmosphere. A front-facing window, complete with fitted shutters, allows natural light to filter through, while ornate coving adds a touch of character to the space.

At the heart of the home is the generous lounge, a space that exudes charm with its exposed timber beams, ornate coving, and recessed spotlights. A glazed window and door provide a visual and physical connection to the kitchen, enhancing the home's open yet distinct layout.

The kitchen/dining room, positioned at the rear of the property, is both stylish and functional. Fitted with a range of wall and base units, the kitchen features a timber countertop and splashback, as well as high-quality Neff and Bosch integrated appliances. A breakfast bar offers additional seating, while the clearly defined dining area benefits from a dual aspect, with bi-folding doors opening to the rear garden and full-length windows to the side, allowing for an abundance of natural light.

Adjoining the kitchen is a practical utility room, offering additional appliance space, which leads to the cloakroom/WC. This beautifully appointed space is fully tiled in marble and features a white suite, complemented by a solid oak vanity unit with a marble basin.

15, Ton Road, Llangybi, Usk
 Approximate Gross Internal Area
 Main House = 119 Sq M/1281 Sq Ft
 Outbuilding = 8 Sq M/86 Sq Ft
 Total = 127 Sq M/1367 Sq Ft



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, a soft wool carpet covers the stairs, landing, and all three bedrooms, enhancing the sense of warmth and comfort. Each bedroom benefits from fitted storage, with the front-facing rooms also featuring charming window shutters. A storage cupboard is conveniently located on the landing.

The family bathroom is a luxurious retreat, fully tiled in elegant marble with ceramic flooring. It is fitted with a high-quality white suite, including a separate shower enclosure, an oak vanity unit, and a marble basin, combining practicality with timeless style. There is also a boarded loft with access via a pull down loft ladder.

This thoughtfully designed home offers a perfect balance of period charm and modern convenience, ideal for contemporary living in a picturesque village setting.

STEP OUTSIDE



Stepping outside, the front of the property features a welcoming driveway with off-road parking for three vehicles. Steps lead up to the solid timber front door, while a gated side pathway provides convenient access to the rear garden.

At the rear, a beautifully laid sandstone patio extends from the house, perfect for outdoor seating and dining, with various outdoor lights enhancing the ambiance. Steps lead up to a covered barbecue area, thoughtfully designed with lighting and power, making it an ideal space for entertaining.

A lawned garden with further steps take you to an elevated decking area, where you can enjoy far-reaching views and a sunny aspect throughout the day. Nestled to the rear of the garden is an insulated outdoor office/summerhouse, complete with light and power, offering a versatile space for work or relaxation. Adjacent to this is a practical storage shed, providing additional convenience. This well-designed outdoor space perfectly complements the charm and functionality of the home.

INFORMATION

Postcode: NP15 1NT

Tenure: Freehold

Tax Band: E

Heating: Oil

Drainage: Mains

EPC: D





DIRECTIONS

From Usk, head west on the A472 crossing over the bridge, turn left signposted Llangybi. Continue along this road for approximately 2.5 miles. Turn right onto Ton Road and the property can be found further up the road on the right hand side.

What3Words [suspended.sobered.king](#)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	66	78
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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