



BETTWS NEWYDD, USK

Guide price **£550,000**



PENHALLOW

Bettws Newydd, Usk, Monmouthshire NP15 1JN



3 Bedroomed detached bungalow with generous-sized rooms,
Village location,
Extensive and mature grounds with large double garage and workshop space

Located in the picturesque village of Bettws Newydd, this delightful detached bungalow offers exceptionally generous accommodation, large and mature gardens, and privacy. Bettws Newydd is well-connected to extensive local towns, and has road and rail links to the major cities for commerce, culture and other opportunities

Nestled in the charming Monmouthshire village of Bettws Newydd, this delightful three-bedroom detached bungalow offers a tranquil retreat in a highly sought-after location. Set on a generous plot, the property provides ample space both inside and out, perfect for families and for those seeking a peaceful countryside lifestyle.

Bettws Newydd is conveniently positioned a short drive from the picturesque town of Usk, renowned for its independent shops, cosy cafes, and vibrant restaurants. Further afield, the larger market towns of Abergavenny and Monmouth offer extensive leisure and shopping opportunities.

Commuters will appreciate the excellent transport links, with Newport, Cardiff, Swansea, Bristol and other parts of the South West all easily accessible by road. The efficient rail links can be found in Abergavenny or nearby Newport. London is reached in under two hours by train. For outdoor enthusiasts, there are many walks to enjoy, plus the stunning landscapes of the Bannau Brycheiniog (formerly Brecon Beacons) National Park provide endless opportunities for hiking, cycling, and exploring the great outdoors.



Guide price
£550,000



KEY FEATURES

- Detached bungalow,
- 3 double bedrooms,
- Dual aspect lounge,
- Very generous-sized rooms throughout,
- Mature and large gardens
- Large double garage and workshop space.



STEP INSIDE



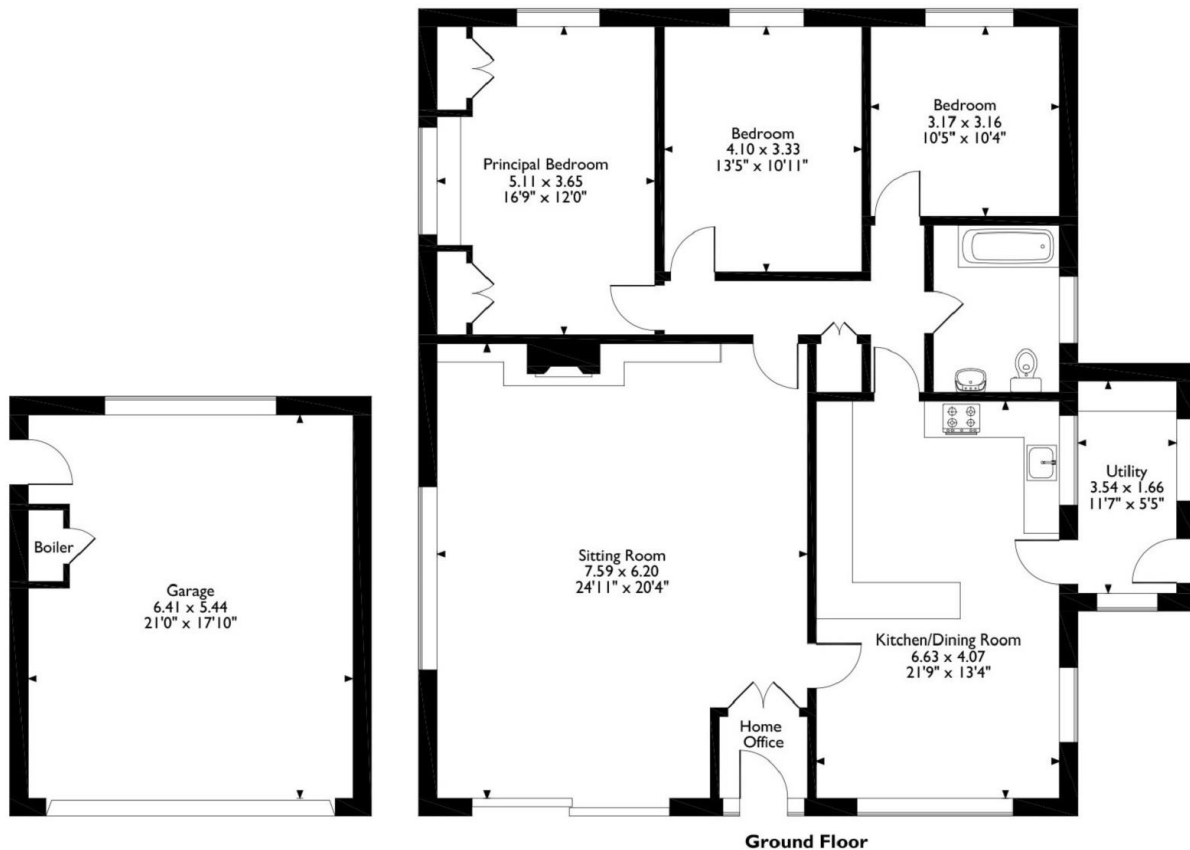
Step through the main entrance of this inviting bungalow, and you're welcomed into an enclosed hallway that sets the tone for the spacious accommodation beyond. From here, double doors lead into the lounge, a bright and airy dual-aspect reception room that effortlessly combines comfort and versatility.

A charming fireplace acts as the central focal point, while the generous proportions of the room allow the creation of distinct areas for dining and for a sitting room. Sliding patio doors flood the space with natural light and provide direct access to the front garden, perfect for seamless indoor-outdoor living.

Adjacent to the lounge is the well-appointed kitchen/breakfast room. Thoughtfully designed, it features a range of wall and base units that offer plenty of storage, complemented by a practical peninsular that separates the cooking and dining areas. Windows to the front and side ensure the room is light and welcoming.

The kitchen door leads to a lobby and utility room with space and plumbing for washing machine and tumble drier with a counter above and wall units. This utility room leads to the driveway, and for the convenience of bringing in shopping or leaving walking boots, is used as the main entry to the house, releasing the enclosed hallway at the front of the house off the living-room to be used as a home office.

Penhallow, Bettws Newydd, Usk
 Approximate Gross Internal Area
 Main House = 141 Sq M/1518 Sq Ft
 Garage = 35 Sq M/377 Sq Ft
 Total = 176 Sq M/1895 Sq Ft



Ground 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.

At the rear of the property, you'll find three generously sized double bedrooms. The Principal bedroom has fitted furniture offering maximum storage, is dual aspect and therefore very light. The two additional bedrooms leading from the hallway provide spacious accommodations for family, guests, or work spaces. A built-in cupboard with heating controls offers further storage. Overhead, the boarded attic offers additional storage.

The family bathroom has a three-piece suite, with shower-over, heated towel rail and exterior window.

The bungalow has oil-fired central heating radiators to all its rooms.

Designed with comfortable living in mind, this home offers an excellent balance of social and private spaces, making it ideal for a range of lifestyles.

STEP OUTSIDE



Substantial and well-maintained gardens envelop the property. To the front, a generous lawn stretches out, framed by fencing and well-kept hedged borders offering privacy and charm. A long driveway leads up to the side of the home, providing ample parking and access to a large double garage, for cars, workshop or studio space and with additional attic storage. Subject to the necessary planning being obtained, this could be developed into additional independent accommodation or incorporated into the bungalow. A paved pathway leads to a patio area to the rear, a perfect spot for outdoor seating to enjoy morning coffee.

To the rear, a large sloped garden, laid to lawn, with some terracing and with plenty of beds of mature shrubs, trees and plants. The splendid rural views and extensive planting with year-round colour and interest provides a peaceful backdrop for relaxing, entertaining and enjoying being in your own nature.

INFORMATION

Postcode: NP15 1JN
Tenure: Freehold
Tax Band: G
Heating: Oil
Drainage: Private
EPC: D





DIRECTIONS

From The Three Salmons Hotel leave Usk taking the B4598 road towards Abergavenny and after approximately one and a half miles take the right turning towards Bettws Newydd. Having entered the Village of Bettws Newydd the bungalow will shortly be found on the right hand side.

What3Words

Practical.lots.blotchy



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

25 Bridge Street, Usk, NP15 1BQ
 01291 672212
 usk@archerandco.com
 www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.