



# LITTLE MILL

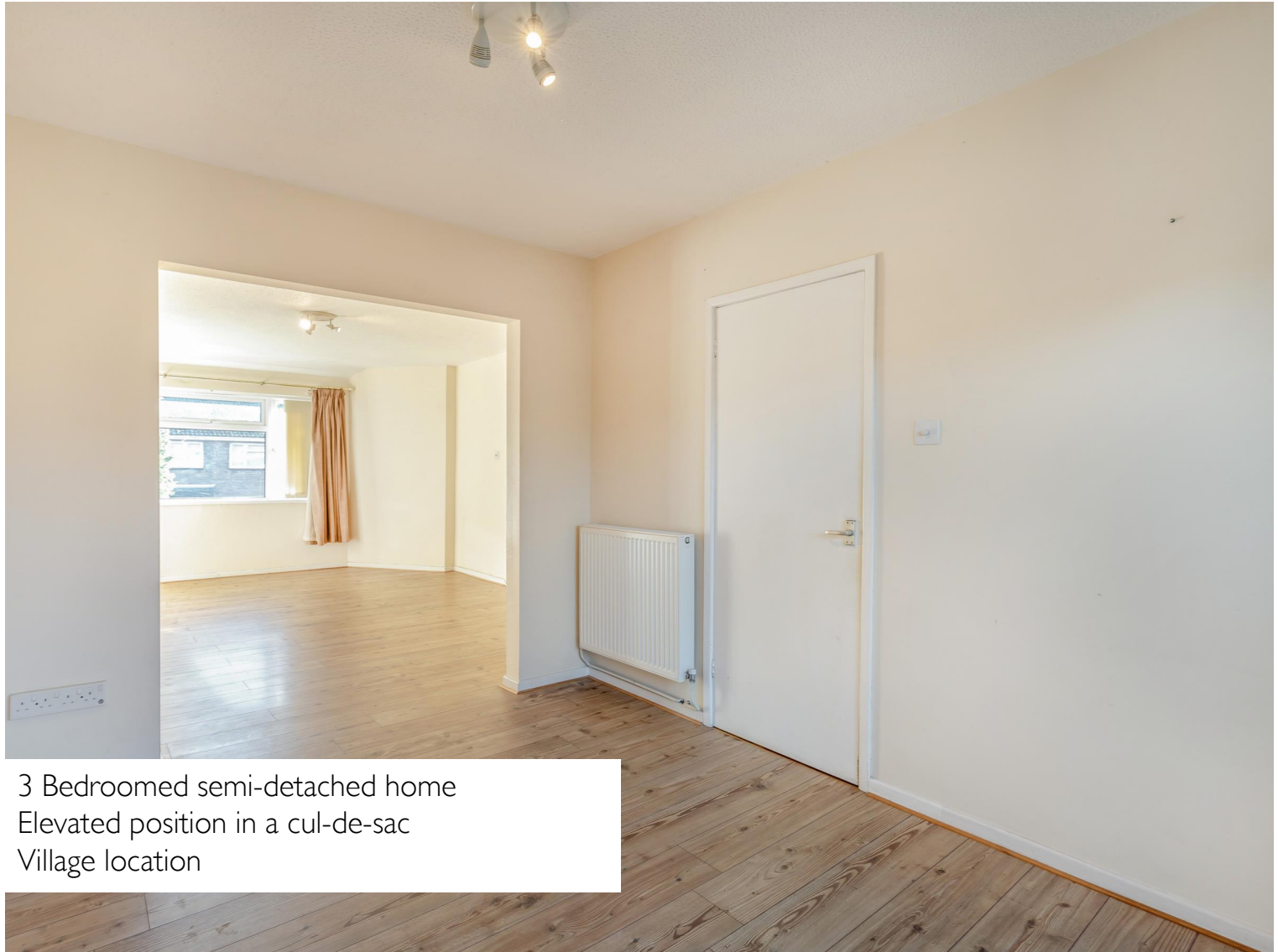
Guide price **£275,000**





# 16 TY GWYN ROAD

Little Mill, Pontypool, Monmouthshire NP4 0HU



3 Bedroomed semi-detached home  
Elevated position in a cul-de-sac  
Village location

Set in an elevated cul-de-sac position, this three-bedroom semi-detached home enjoys far-reaching countryside views in the peaceful village of Little Mill. The location offers an ideal balance of rural tranquillity and everyday convenience, with the historic town of Usk just a short distance away, providing a selection of independent shops, cafés, restaurants and a well-regarded school. Abergavenny and Pontypool are also within easy reach, expanding the choice of leisure, shopping and community facilities.

For commuters, excellent road and rail connections make Newport, Bristol and Cardiff readily accessible, offering straightforward travel for work or city days out. Outdoor enthusiasts will appreciate the proximity of Bannau Brycheiniog (formerly the Brecon Beacons), where walking trails, scenic viewpoints and adventure activities abound. With its attractive setting and superb access to both countryside and amenities, this property offers an appealing lifestyle in a highly sought-after area.





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£275,000



### KEY FEATURES

- Semi Detached home
- 3 bedrooms
- 2 reception rooms
- Fitted kitchen
- Driveway and garage
- Countryside views



# STEP INSIDE



Stepping through the main front door, you are welcomed into a bright and inviting hallway that immediately sets the tone for the home's comfortable and practical layout. The staircase rises neatly to the first-floor landing, while doors lead you into the well-arranged ground floor spaces.

To the right, the main reception room offers a warm and relaxing environment, ideal for everyday living. A front-facing window allows natural light to filter in throughout the day, creating an uplifting atmosphere and offering a pleasant outlook over the cul-de-sac. This lounge is well proportioned, providing ample room for a variety of furnishings and a cosy setting for unwinding or entertaining guests.

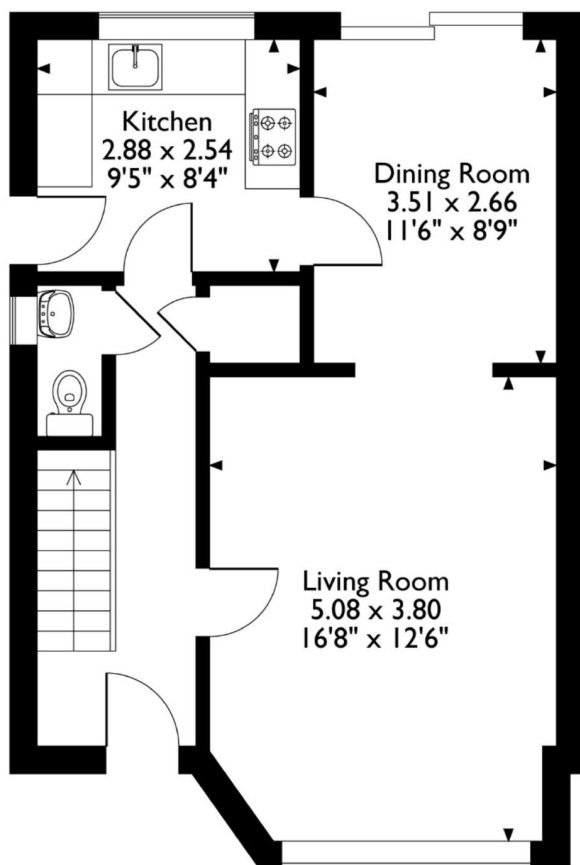
An attractive archway leads seamlessly from the lounge into the adjoining dining room. This thoughtful, open connection between the two rooms adds a sense of flow and versatility, making the space perfect for family meals or gatherings with friends. The dining room overlooks the rear garden, giving a tranquil backdrop and a lovely sense of privacy, especially when the doors or windows are open during warmer months.

Adjacent to the dining room is the fitted kitchen, arranged with a practical selection of wall and base units offering useful storage and workspace. A rear-facing window brings in plenty of daylight and provides a clear view across the garden, making the room both functional and enjoyable to spend time in. With scope for modernisation or personalisation, the kitchen presents a great opportunity for new owners to create a space tailored to their needs.

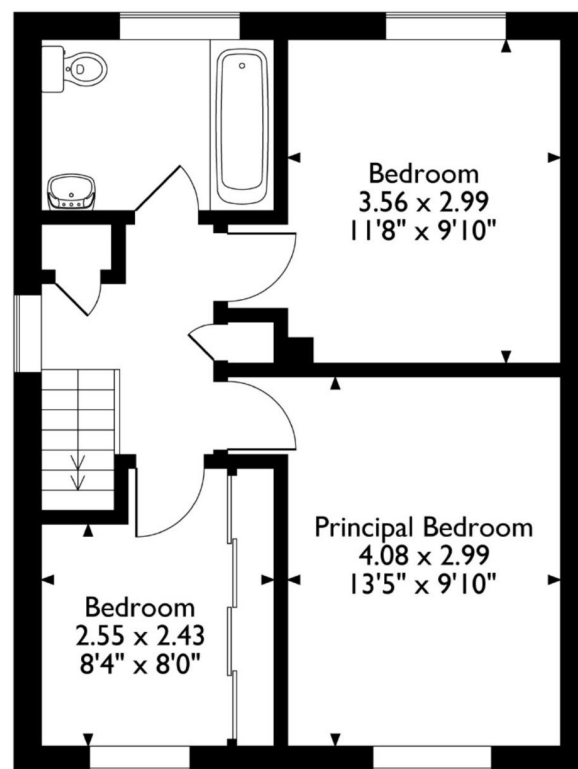


## 15, Ty Gwyn Road, Little Mill, Pontypool

### Approximate Gross Internal Area 91 Sq M/980 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.

Heading upstairs, the first-floor landing leads to three bedrooms, each providing comfortable accommodation for family members, guests or home-working requirements. The rooms vary in size, offering flexibility for their use, whether as sleeping spaces, hobbies, or study areas.

Completing the first floor is the main family bathroom, fitted with a three-piece suite that includes a bath with an electric shower overhead, wash basin and WC. Light and straightforward in design, it serves the household well and offers potential for future updating to suit individual style.

Altogether, the property offers a welcoming, functional interior with the chance to further enhance and style to preference an ideal canvas for creating a comfortable family home.



# STEP OUTSIDE



Stepping outside, the property offers a generous and well-kept exterior that complements its peaceful setting. To the front, the garden is mainly laid to lawn, framed by a variety of mature hedged borders that provide both greenery and a sense of privacy. A driveway extends along the front and side of the house, offering ample off-road parking and giving access to the single garage, fitted with an up-and-over door.

The rear garden is a delightful, enclosed space designed for relaxation and outdoor enjoyment. Directly adjoining the house is a paved sun patio, ideal for al fresco dining, morning coffee or simply unwinding in the warmer months. Beyond the patio lies a wide expanse of lawn, offering plenty of room for children to play, gardening projects or further landscaping potential. Altogether, the outdoor areas deliver a practical and inviting setting for family life and entertaining.

## INFORMATION

Postcode: NP4 0HU

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: D








DIRECTIONS

What3words: waltz.vented.cursing





| Energy Efficiency Rating                    |   | Current                 | Potential   |
|---|---|-------------------------|---|
| Very energy efficient - lower running costs |   |                         |   |
| (92-100)                                    | A |                         | 84  |
| (81-91)                                     | B |                         |   |
| (69-80)                                     | C |                         | 66  |
| (55-68)                                     | D |                         |   |
| (39-54)                                     | E |                         |   |
| (21-38)                                     | F |                         | 66  |
| (1-20)                                      | G |                         |   |
| Not energy efficient - higher running costs |   |                         |   |
| England & Wales                             |   | EU Directive 2002/91/EC |  |

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