



LLANGYBI

Guide price **£625,000**



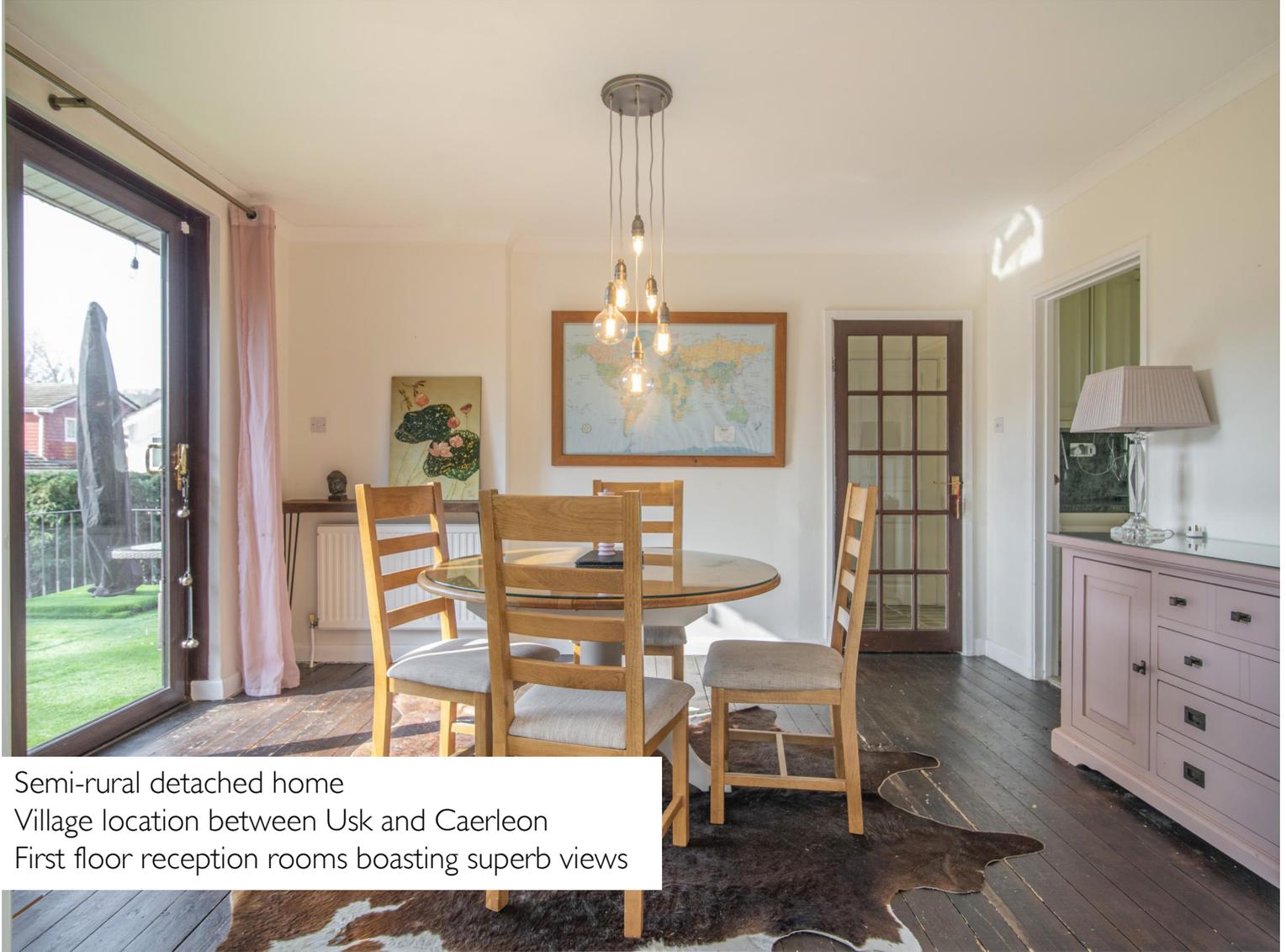
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# ORIEL

Ton Road, Llangybi, Usk, Monmouthshire NP15 1PA



Semi-rural detached home  
Village location between Usk and Caerleon  
First floor reception rooms boasting superb views

Nestled within the charming village of Llangybi, this attractive detached home enjoys a peaceful rural setting while remaining exceptionally well connected. Perfectly positioned between Caerleon and Usk, residents benefit from the wide range of independent shops, cafés, restaurants and everyday amenities these sought-after towns provide. Caerleon is famed for its rich Roman heritage and riverside walks, while Usk offers a picturesque high street and a strong sense of community.

For more extensive retail and leisure facilities, the larger centres of Newport and Monmouth are easily accessible. The property is also well suited to commuters, with convenient road and rail links to Cardiff, Bristol and even London. Combining countryside tranquillity with excellent connectivity, Llangybi offers an ideal balance for families and professionals alike.



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### KEY FEATURES

- Detached residence
- 4 bedrooms
- 4 reception rooms
- Kitchen plus separate utility room
- Driveway and integral garage
- Countryside views to rear



# STEP INSIDE



Stepping inside, you are welcomed by a bright and inviting entrance hallway, immediately enhanced by a striking full-length window to the front elevation that floods the space with natural light. The generous proportions create a wonderful first impression, while a staircase rises to the first-floor landing with a practical storage area neatly positioned beneath.

From here, a further hallway leads to the ground-floor bedroom accommodation.

Upstairs, the first-floor landing opens into a well-planned and spacious living arrangement.

The dining room sits just off the landing and provides an excellent setting for both everyday family meals and entertaining. A patio door leads directly onto a balcony positioned above the single garage, offering an elevated spot to sit and enjoy the surroundings, plus giving access to the gardens.

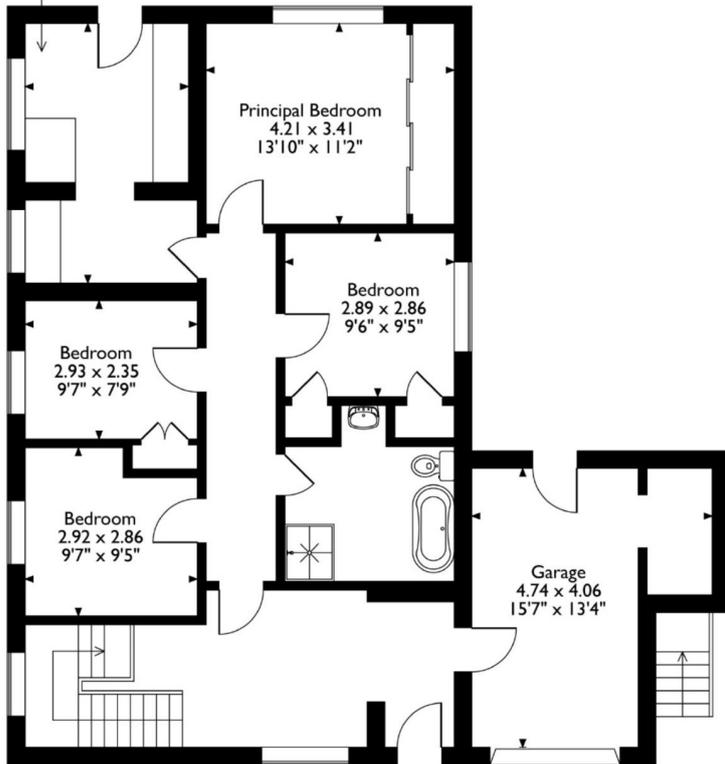
Adjacent to the dining room is the fitted kitchen, thoughtfully designed with a range of white wall and base units providing ample storage. A side-facing window allows for additional natural light, while integrated appliances include an oven, hob and dishwasher, with space allocated for a fridge freezer, ensuring practicality without compromising on style.

## Oriel, Ton Road, Usk

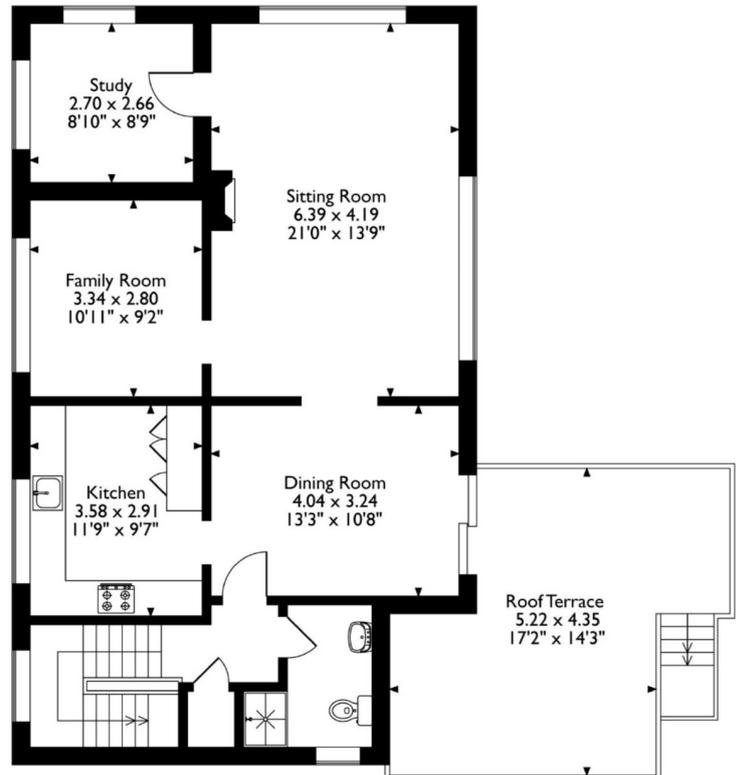
### Approximate Gross Internal Area 192 Sq M/2067 Sq Ft



Utility/Boot Room  
4.57 x 2.56  
15'0" x 8'5"



**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.

Flowing seamlessly from the dining room is the lounge, a generous dual-aspect reception room. Windows to the side and rear frame attractive countryside views, creating a light-filled and relaxing space ideal for unwinding.

Directly off the lounge is a separate sitting room, offering flexibility as a cosy snug or additional reception area, along with a dedicated study or playroom - perfect for those working from home or families seeking versatile living space.

Completing the first-floor accommodation is a convenient shower room, fitted with a white suite comprising a WC, wash hand basin and shower.

To the ground floor, the property continues to impress with four well-proportioned double bedrooms, providing comfortable and adaptable accommodation for family and guests alike.

A main family bathroom serves this level and benefits from underfloor heating, while a useful utility room offers additional storage and laundry space, with a door leading directly out to the rear garden for added convenience.

# STEP OUTSIDE



Stepping outside, the property continues to impress. A long private driveway approaches the home, setting it well back from the road and ensuring a wonderful sense of privacy and seclusion. The front garden is predominantly laid to lawn, bordered by mature hedging that enhances the peaceful setting. A charming stream gently passes along the side of the house, adding to the idyllic, semi-rural feel.

The driveway leads to a single integral garage, above which sits an elevated balcony area. Accessed via steps, this delightful seating space provides the perfect vantage point to relax and enjoy the surroundings.

To the rear, the garden is a true highlight. Beautifully established, it features an impressive variety of mature shrubs and trees, creating colour, texture and year-round interest. Several thoughtfully positioned seating areas allow you to take full advantage of the superb countryside views beyond, making it an ideal space for both quiet enjoyment and entertaining.

## INFORMATION

Postcode: NP15 1PA

Tenure: Freehold

Tax Band: G

Heating: Oil

Drainage: Mains

EPC: D





## DIRECTIONS

What3words: owned.crackling.inserted



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)	61	79
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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