



Gwent Plants

Pen-y-Glog Road, Llandegveth,
Newport NP18 1HZ

A fantastic opportunity to acquire a three / four bedroom detached bungalow with an agricultural occupancy condition on a plot approaching 1.4 acres in a rural location.

- Three bedroom detached bungalow plus study • En-suite primary bedroom •
- No onward chain • Total plot size approaches 1.4 acres •
- Potential for a similar rural enterprise business •



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Gwent Plants is a desirable and highly unusual site previously run as a rural enterprise business. It is set in a private location within Llandegveth Village. Most of the land is located to the rear of the bungalow. The property lies within easy reach of Cwmbran, Newport and the Market Town of Usk and has excellent transport links to Newport, Cardiff and Bristol.

Location & Situation

Gwent Plants is located in the village of Llandegveth just 1 mile away from The Farmers Arms Public House.

Usk offers a traditional shopping street with boutique shops, a range of hotels, restaurants, local primary school, doctors surgeries and vets. The romantic ruin of Usk Castle is located near the town centre. Cwrt Bleddyn Hotel and Spa is located on the outskirts of Usk.

Llandegfedd (Llandegveth) Reservoir just 4.3 miles from the property is a water supply reservoir set in the beautiful rolling landscapes of South Wales, near Pontypool. It boasts a watersports centre where paddleboarding, kayaking and windsurfing can be enjoyed. Sailing and fishing is also available as well as walking trails and picnicking in the woods.

Newport is just 9.6 miles away from the property with all the benefits a city has to offer, such as Friars Walk Shopping Centre, a railway station offering direct trains to London, bus station, cafes and restaurants..

Approximate distances from Gwent Plants

• Usk	4.9 miles
• Caerleon	5.6 miles
• Cwmbran	6.1 miles
• Newport	9.6 miles
• Abergavenny	15.9 miles
• Monmouth	18.1 miles
• Cardiff	22.4 miles
• Chepstow	25.0 miles
• Bristol	37.0 miles
• London	143.7 miles
• Cardiff Airport	35.0 miles
• Bristol Airport	41.8 miles
• Birmingham Airport	94.7 miles
• Cwmbran Train Station	4.3 miles
• Pontypool & New Inn Railway Station	5.9 miles
• Newport Train Station	9.3 miles
• Abergavenny Train Station	14.9 miles
• Bristol Parkway Train Station	38.0 miles



Gwent Plants Residence

The bungalow at Gwent Plants was built in approximately 1989. The property has recently been redecorated by the current owner. It is set back from the main gated entrance ensuring there is ample off-road parking to the front aspect.

Step under the open porch and into the main entrance where various doors lead off.

The sitting room has a stone fireplace handcrafted using stone from The Forest of Dean. A woodburning stove sits within the fireplace. Complimenting the fireplace is a stone display shelf. Sliding doors to the front and rear aspects allow light to flood into the room.

The kitchen has many base and wall units with a stainless steel one and a half sink and drainer and mixer tap set into the worksurface. There is space for a washing machine, a cooker and a fridge. A large window provides a view across the front aspect.

The property benefits from having a study with a view of the front aspect. This room could be used as a bedroom.

A cloakroom near the main entrance has a w.c, wash hand basin and a window to the rear.

There are three bedrooms plus a family bathroom located in their own wing to the rear of the property.



The corridor leading to the bedrooms is very light and airy due to floor to ceiling glass windows and a part glazed door opening out to the rear block paved patio.

The primary bedroom has a window to the rear aspect and an en-suite shower room. The en-suite shower room comprises of a shower cubicle, a pedestal wash hand basin and a w.c.

Bedrooms 2 and 3 have a window to the front aspect with bedroom 3 also benefiting from having fitted wardrobes.

The bathroom has a coloured suite comprising of a shower, a pedestal wash hand basin and a w.c.

An integral garage can be accessed via an internal door inside of the property or via an up and over door and a pedestrian door externally. The garage has power, lighting and houses the Trianco oil fired boiler.

Outside

Gwent Plants commands a desirable position in the village of Llandegveth approximately 1 mile away from The Farmers Arms public house.

Immediately to the rear is a block paved patio accessed via the sitting room of the bungalow. This area could be used for al fresco dining during the summer months as it does offer wonderful views of the neighbouring fields and countryside.



The property has previously been used as a rural enterprise business so included in the sale is a propagation glass house as well as two single polytunnels (approximately 60ft x 20ft), three twin span polytunnels (varying in size), several shipping containers and an external toilet block. There is also a useful block built lock up.

The total plot size approaches 1.4 acres with the boundaries bordered by some mature trees and some fencing.

Viewings are strictly by appointment with Powells, please call us on 01600 714140.

Agents Note:

It is understood Gwent Plants is subject to an Agricultural Occupancy Condition. It is up to any interested parties to undertake their own enquiries to assess whether they satisfy this condition. The AOC is believed to be defined as follows; The occupation of the dwelling shall be limited to a person solely or mainly employed, or



last employed in the locality in agriculture as defined in section 290(1) of the Town and Country Planning Act 1971 or in forestry (including any dependants of such persons residing with him) or a widow or widower of such a person.

Sale Method

Gwent Plants is offered for sale by private treaty.

Services

Gwent Plants benefits from mains water, mains electric, oil fired central heating and private drainage.

Local Authority

Monmouthshire Council. Telephone: 01633 644644.

The property is classified as Band F for Council Tax.

Wayleaves, Easements & Rights of Way

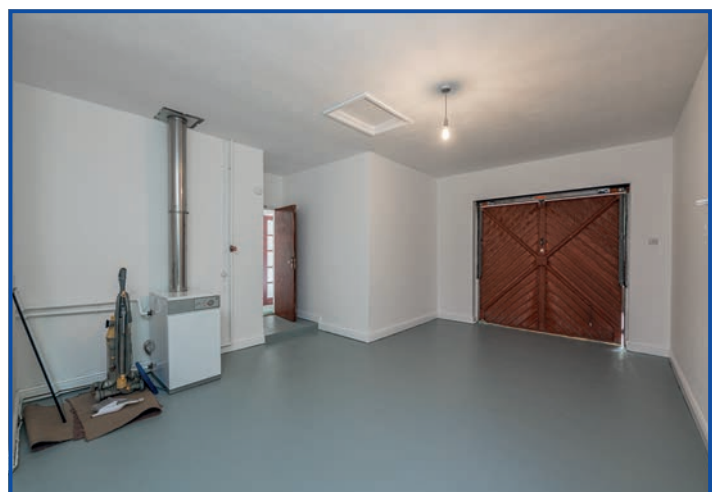
The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether they are specifically referred to in these particulars or not.

Fixtures & Fittings

All fixtures and fittings are excluded from the sale but may be available by separate negotiation.

Tenure

Freehold with vacant possession upon completion.



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Floorplan

GROUND FLOOR
1443 sq.ft. (134.0 sq.m.) approx.

Bedroom 1: 12'2" x 15'5" (3.72m x 4.70m)

Bedroom 2: 10'9" x 11'5" (3.28m x 3.47m)

Bedroom 3: 10'9" x 10'10" (3.28m x 3.31m)

Bathroom: 9'9" x 8'9" (2.97m x 2.67m)

Garage: 17'0" x 19'6" (5.17m x 5.95m)

Study: 10'5" x 8'11" (3.17m x 2.72m)

Kitchen: 12'4" x 8'11" (3.77m x 2.72m)

Sitting Room: 21'7" x 19'6" (6.59m x 5.94m)

Sale Plan

EPC

Very energy efficient - lower running costs

Band	Score Range	Current	Potential
A	92 plus		
B	81-91		
C	69-80		
D	55-68	61	82
E	39-54		
F	21-38		
G	1-20		

Not energy efficient - higher running costs

Directions

From Usk town centre cross the bridge and turn left signposted Llangybi / Caerleon. Continue on this road passing through Llanbadoc and continue on the same road to Llangybi with The White Hart public house on your left hand side. Continue, passing Ramada Cwrt Bleddyn Hotel & Spa. Continue until you reach a sign signalling a right turn to Llandegveth Village. Turn right and stay on this road until reaching a turning on the right to Nantsor Road. Continue until you see a telephone box, turn right here and the property can be found after a short distance on the left.



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