



LLYN ISA

GLASCOED | PONTYPOOL | MONMOUTHSHIRE



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A WELL MAINTAINED AND DECEPTIVELY SPACIOUS DETACHED BUNGALOW IN THE SOUGHT AFTER VILLAGE OF GLASCOED JUST 3.7 MILES FROM THE HISTORICAL TOWN OF USK. A PRIVATE SETTING IN ITS OWN GARDENS APPROACHING HALF AN ACRE WITH BEAUTIFUL COUNTRYSIDE VIEWS. OFFERING THREE RECEPTION ROOMS, THREE DOUBLE BEDROOMS AND A LARGE GARAGE.

- A deceptively spacious three bedroom detached bungalow •
 - Three reception rooms and three double bedrooms •
 - With driveway parking and large garage •
 - Level gardens and grounds measuring circa ½ an acre •
 - Breathtaking countryside views from inside and outside of the property •
- Located in the popular village of Glascoed just over 3 ½ miles from the historic town of Usk •

DISTANCES FROM LLYN ISA

- Usk 3.7 miles • Pontypool 5.5 miles • Cwmbran 7 miles •
- Abergavenny 10.3 miles • Newport 11.1 miles • Cardiff 22.1 miles •
- Bristol 39.1 miles • London 145.8 miles • Cardiff Airport 34 miles •
- Bristol Airport 43.9 miles • Birmingham Airport 93.5 miles •
- Pontypool and New Inn Railway Station 3.3 miles • Cwmbran Train Station 5.4 miles • Abergavenny Train Station 8.7 miles •
- Newport Train Station 10.8 miles •

(all distances are approximate).

These particulars are intended only as a guide and must not be relied upon as statement of fact.
Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

The semi-rural village of Glascoed is a fantastic location near to the Llandegfedd (Llandegveth) Reservoir which is set in the beautiful rolling landscapes of South Wales. It boasts a watersports centre where paddleboarding, kayaking and windsurfing can be enjoyed. Sailing and fishing is also available as well as walking trails, bird watching and picnicking in the woods.

There are good connections to the main road network with the historic town of Usk being just over 3 ½ miles away offering a traditional shopping street with boutique shops, a range of hotels, including the nearby Cwrt Bleddyn Hotel and Spa, restaurants, local primary school, doctors surgeries and vets. The romantic ruin of Usk Castle is also located near the town centre.

The Grange Hospital at Llanfrechfa is just 6.5 miles distant. Green Meadow Golf and Country Club is located in the spectacular Monmouthshire countryside near to the new town of Cwmbran. It is only a 10-minute drive from the M4 motorway, and is very close to the A4042 which heads north to Pontypool and Abergavenny.

Cwmbran is a thriving town with an abundance of amenities to include Cwmbran Centre, a shopping and dining experience, various preschools, primary schools and secondary education at Croesyceiliog School and Cwmbran High School. The new Croesyceiliog School has had an investment of £30 million by the council and Welsh Government as part of the 21st Century Schools programme and provides accommodation for 1200 pupils aged 11- 16.

THE PROPERTY

Llyn Isa is a well maintained and deceptively spacious bungalow and is set in its own grounds of circa half an acre of beautifully manicured gardens with wonderful countryside views.

Enter the property through the front door to an impressive hallway which has a picture window overlooking the front gardens. Glazed double doors lead into the spacious sitting room with stone fireplace and tiled hearth, housing the woodburning stove with book shelves to one side. The talking point of this impressive room is the large window seat and windows which are nearly the length of the room, where you can sit and enjoy the breathtaking views over the nearby countryside. The window seats have useful storage space underneath. This room is open plan to the dining room where you have space for a large dining table and chairs. A door leads to the study which has a built in cupboard.

An archway leads from the dining room into the kitchen / breakfast room which has a walk in pantry with shelving. Fitted base and wall cupboards, space for a range cooker with extractor hood over, 1 and a ½ bowl stainless steel sink with mixer tap, breakfast bar and space for a breakfast table and chairs.



The rear lobby leads to the useful boot room where there are coat hooks, shelving and the wall mounted central heating boiler. A cloakroom can be accessed from the rear lobby and also the spacious rear hall which gives access to the outside, utility room and a door to the integral garage.

The utility room has a Belfast style sink with mixer tap, cupboard under, space and plumbing for a washing machine and a door to the rear garden.

There are three generous sized bedrooms all with built in wardrobes. The family bathroom has a corner bath, shower cubicle, low level W.C., wash hand basin with cupboard under and an airing cupboard.

OUTSIDE

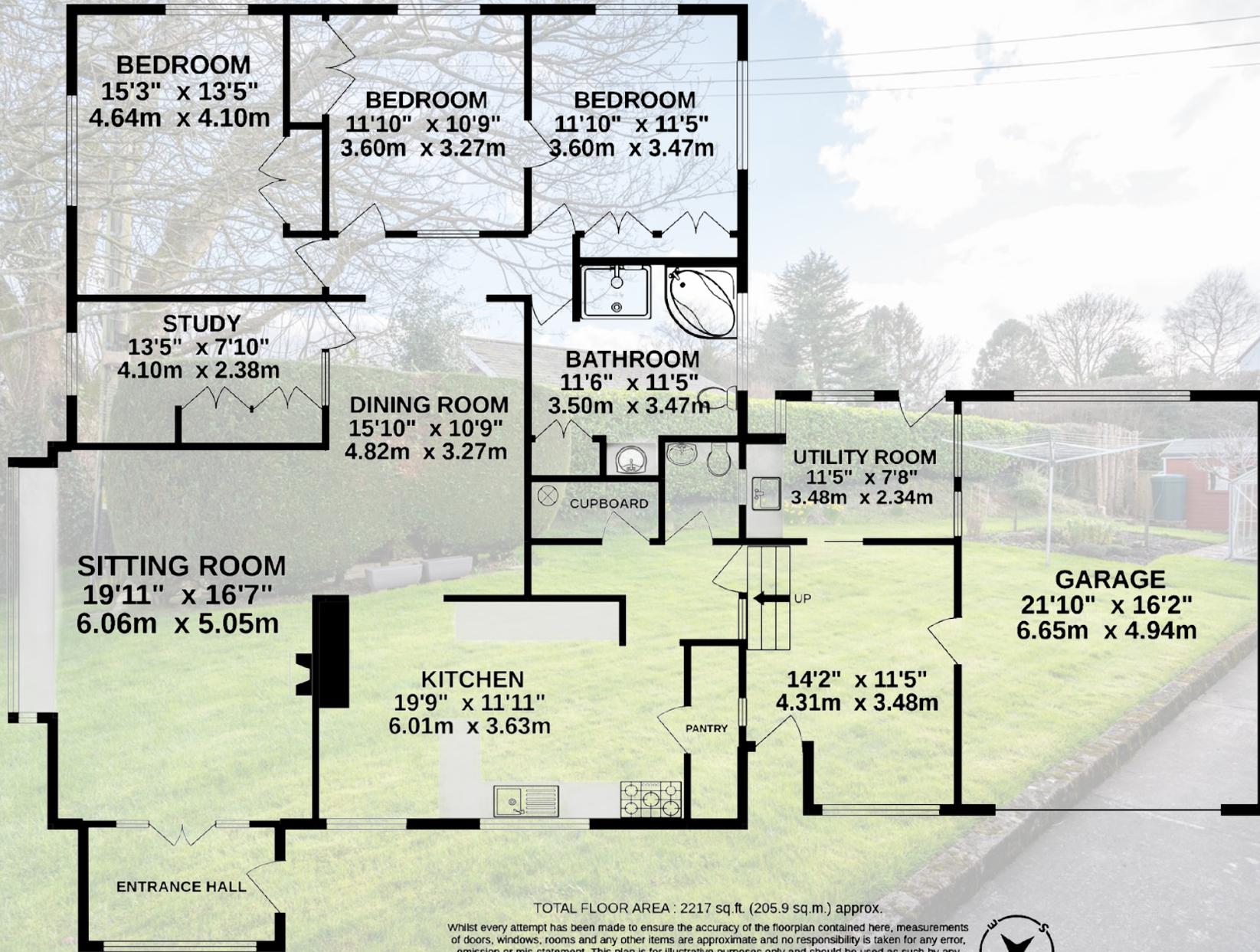
The property is approached via wrought iron gates on to the tarmacadam driveway which leads to a turning and parking area. A spacious garage provides further parking with electric, remote controlled up and over door, power, light and a window to the rear.

The gardens are well manicured and enclosed by hedging, wooden and wire fencing. The garden to the front is mainly laid to lawn with well stocked flower beds, mature trees and shrubs and a sunken patio seating area. There are gates to either side of the property which lead to the rear spacious garden providing a safe enclosed area for children or dogs. A paved area to the rear continues to one side with storage area for logs and an outside tap.

There is a lawn with a vegetable garden and a pathway that leads around to the large terraced patio which is ideal for Al Fresco dining, whilst you sit and enjoy the wonderful views of the nearby countryside.



FLOORPLAN



TOTAL FLOOR AREA : 2217 sq.ft. (205.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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KEY INFORMATION

Services: Mains electricity and water, septic tank drainage and LPG gas fired central heating.

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Tenure: Freehold

Council Tax: Band G

Local Authority: Monmouthshire County Council Tel: 01633 644644

Viewings: Strictly by appointment with the selling agents

Directions: SAT NAV will not work to this property. From the centre of Usk head over the bridge on the A472 signposted Pontypool. Continue on this road for approximately 2 ½ miles passing through Monkswood. Pass the turn for 'BAE Systems Glascoed' and take the next left turn (before The Beaufort Arms) down Glascoed Lane, signposted (Glascoed Village, Llandegveth Reservoir and Golf Course). Continue along this lane for approximately 1 mile, until you reach the property. The property entrance will be found on the left hand side opposite the turn for Church Lane on the right. There is a sign for Llyn Isa on the gate at the entrance.

what3words: retire.blemishes.cupcake

Postcode: NP4 0UA

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		60
(39-54)	E	38	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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