



## Swn-Y-Coed

### Wainfield Lane, Gwehelog Monmouthshire NP15 1RG

A superb spacious family home with 5 bedrooms and 3 bathrooms on three levels giving the property the ultimate in versatility. This property would easily lend itself to dual family living arrangements.

- Spacious and versatile accommodation • Open-plan kitchen, dining and family room •
- Underfloor heating to lounge • Ample off-road parking • Potential for dual family living •
- Potential for self-contained annexe • Total plot approaching half an acre •



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Swn-Y-Coed meaning 'Sound of the Wood' is a deceptively spacious and impressive family home, tucked away amongst similar style executive properties on the ever popular Wainfield Lane. Do not be deceived by its bungalow like exterior because it is a substantial, rural residence set over three floors in a beautiful rural setting.

There is scope for dual family living at Swn-Y-Coed as there is approaching 3000 sq ft of accommodation available.

### Location & Situation

Swn-Y-Coed is just 2.6 miles from Usk and offers excellent road connections to the nearby A40/A449 which then provides access to the M4/M50 and M5.

Usk offers a traditional shopping street with boutique shops, a range of hotels including, restaurants, local primary school, doctors surgery and vets. The romantic, ruined Usk Castle is located near the Town Centre. Cwrt Bleddyn Hotel and Spa is located on the outskirts of Usk.

Monmouth and the surrounding areas boast excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, a variety of primary schools and the recently rebuilt state of the art Monmouth Comprehensive School.

Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away and Brecon Beacons National Park located to the north of Abergavenny.

### Approximate distances from Swn-Y-Coed

- |                                 |             |
|---------------------------------|-------------|
| • Usk                           | 2.6 miles   |
| • Raglan                        | 3.4 miles   |
| • Monmouth                      | 10.6 miles  |
| • Chepstow                      | 15.9 miles  |
| • Cardiff                       | 29.3 miles  |
| • Bristol                       | 37.2 miles  |
| • Bath                          | 49.5 miles  |
| • London                        | 143.9 miles |
| • Bristol Airport               | 42.0 miles  |
| • Cardiff Airport               | 42.7 miles  |
| • Birmingham Airport            | 87.5 miles  |
| • Abergavenny Train Station     | 11.4 miles  |
| • Chepstow Train Station        | 16.5 miles  |
| • Bristol Parkway Train Station | 32.3 miles  |



### Swn-Y-Coed Residence

Swn-Y-Coed looks like a bungalow from the front aspect but do not be fooled. You have to view from the rear in order to appreciate the sheer size of the property, set over three levels.

The entrance hall is spacious and welcoming. Oak flooring adorns the floor and continues into the lounge. A staircase leads up to the first floor and down to the lower ground floor. The cloakroom is conveniently located behind the stairs. The boiler can be found behind a panel on the wall along with the controls for the underfloor heating in a separate cupboard within the cloakroom.

The lounge is bright and airy thanks to a huge walk in bay window and French doors with windows either side that open out to a Juliet balcony overlooking the rear garden. A modern and contemporary woodburning stove makes a great focal point in the room as well as being practical. The wood-burner has a thermostatically activated pump, which circulates water from the hot water storage tank and helps heat up the hot water in the tank when the fire reaches a certain temperature. This along with a Honeywell Evohome thermostat allows zonal temperature control which can be controlled room by room by communicating automatically by thermostats on radiators. Smart zoning means you only need to heat the areas you're using, keeping you in control, saving energy and creating your perfect comfort zone. It is programmable and also remotely operable by a smartphone app.

From the entrance hall step through into the kitchen/dining/family room, the main hub of the home. The horseshoe shape provides a natural divide between the three zones. The kitchen has a range of modern, gloss base and wall units, a stainless-steel one and a half sink and drainer with mixer tap, AEG induction 4 ring hob with deep





pan drawers underneath, a Montpellier oven and grill and space for an American style fridge freezer. The kitchen is open plan to the dining area. The dining area has a wall of glass made up of two sets of sliding doors.

These open on to a large balcony and entertaining area that become an extension of the kitchen/family/dining room during the summer months. Open plan to the dining area is the family room or snug. This has a stove recessed into the wall.

An inner hallway from the kitchen leads to a utility room, two double bedrooms and a bathroom. The utility room has plenty of space for white goods and an external side door. The bedrooms are both a good size, the larger room has fitted wardrobes. The bathroom has a white suite comprising of a bath, corner shower with body jets and a w.c and wash hand basin set into a vanity unit. This space, as a whole has potential to become a self-contained granny flat or similar.

From the entrance hall stairs lead to the first-floor galleried landing. The landing opens out to create a space large enough to be used as an office.

There are three double bedrooms and a cloakroom on the first floor, they are all bright and airy rooms. The master bedroom has dual aspect views and an entire wall of fitted wardrobes. French doors open out to a fantastic covered balcony where delightful views over the garden and countryside can be enjoyed. It also benefits from having an en-suite bathroom.



Stairs from the entrance hall to the lower ground floor lead straight into a playroom and study. The two rooms are divided by internal French doors. The playroom has glazed French doors that open out to the rear garden. A wet room is also located on this level.

## Outside

To the front of Swn-Y-Coed is a tarmacadam off-road parking area for many vehicles. It is bordered by mature trees and shrubs that provide privacy from neighbouring properties. A gate provides access to a hard standing at the side of the property that formerly had planning to build a garage with room above.

The rear garden is mainly laid to lawn bordered by fencing and a stream at the bottom. A patio is located outside of the playroom. There are mature trees and a fabulous treehouse. Under the balcony is a big storage facility ideal for keeping bikes and garden machinery secure.

A gate at the side provides access onto a 2 metre strip in the garden of the neighbouring property. This can be utilised with 48 hours notice to enable the owners of Swn-Y-Coed to maintain the side of their property and the part of the septic tank that is located just over the boundary in the neighbouring garden.



## Agents Notes

The owners of Swn-Y-Coed have a right of access to 2 metres beyond their boundary into the garden of the neighbouring property. This can be accessed with prior notice to maintain the side of Swn-Y-Coed and access to part of the septic tank located in the garden next door.

## Services

Swn-Y-Coed benefits from mains water, mains electric, LPG fired central heating and private drainage.

## Fixtures & Fittings

All fixtures and fittings at Swn-Y-Coed are excluded from the sale but may be available by separate negotiation.

## Tenure

Freehold with vacant possession upon completion.

## Local Authority

Monmouthshire Council. Telephone: 01633 644644.  
Council Tax Band: H

## Wayleaves, Easements & Rights of Way

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

## Viewings

Strictly by appointment with Powells – 01600 714140.

## Sale Method

The Property is offered for sale by Private Treaty.



# Swn-Y-Coed

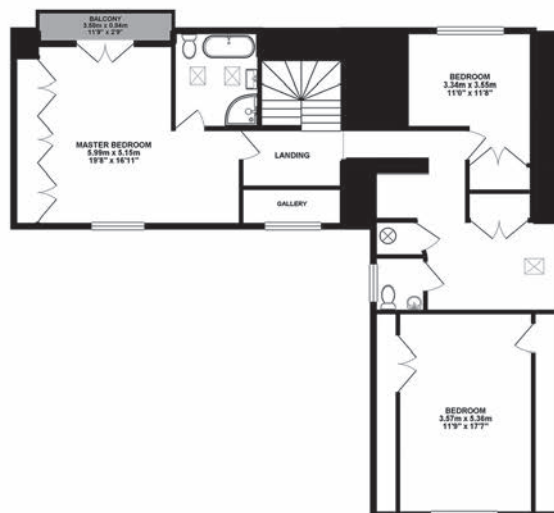
Wainfield Lane, Gwehelog, Monmouthshire NP15 1RG

## Floorplan

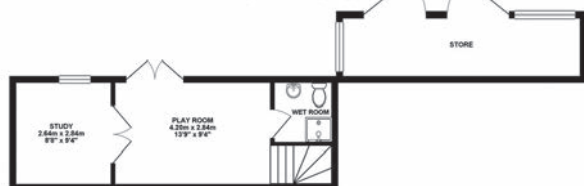
1ST FLOOR 137.95 sq. m.  
( 1484.84 sq. ft. )



2ND FLOOR 103.82 sq. m.  
( 1117.54 sq. ft. )



GROUND FLOOR 34.97 sq. m.  
( 376.45 sq. ft. )

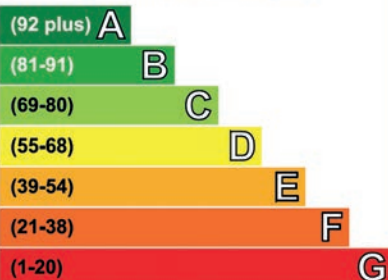


TOTAL FLOOR AREA : 276.74 sq. m. ( 2978.84 sq. ft. ) approx.

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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## EPC

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
65	71

## Directions

From Monmouth take the A40 to Raglan. At the Raglan roundabout take the second exit towards Usk. Continue on this road passing the sign for Cold Harbour until reaching Wainfield Lane on the right. If you reach The Hall Inn you have gone too far. Keep going along Wainfield Lane until you see the property on the left hand side. A for sale board is in place at the entrance to the property.

**POWELLS**  
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