



## Ty Bryn Church Lane, Glascoed Pontypool NP4 0UA

A delightful, detached dormer bungalow situated in approximately half an acre of pretty established gardens in a sought after Village location.

- Three double bedrooms and three bathrooms • Kitchen and breakfast room •
- Spacious sitting room and dining area • L shaped pretty gardens with an SSSI •
- Ample off-road parking and detached double garage •
- Rural setting but just a short drive to Usk •



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# Ty Bryn

Church Lane, Glascoed, Pontypool NP4 0UA

Ty Bryn is a deceptively spacious property that has been loved by the current owners for nearly 20 years.

It boasts three double bedrooms and three bathrooms plus a garden room and conservatory.

This dormer bungalow is surrounded by approximately half an acre of colourful, established gardens and is within a village location just 4 miles from Usk, a thriving market town. Ty Bryn is offered with no onward chain.

## Location & Situation

There are good connections to the main road network with the historic town of Usk being just 4 miles away. 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.

An abundance of tourism and recreational activities exist within the wider region, especially within the beautiful Usk Valley which is only a stone's throw away. The Brecon Beacons National Park is located to the North of Abergavenny, Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.

## Approximate distances from Ty Bryn

- Usk 4.0 miles
- Pontypool 6.1 miles
- Cwmbran 7.3 miles
- Abergavenny 10.7 miles
- Newport 11.3 miles
- Cardiff 24.2 miles
- Bristol 39.3 miles
- London 146.5 miles
- Cardiff Airport 36.8 miles
- Bristol Airport 44.1 miles
- Birmingham Airport 93.7 miles
- Pontypool and New Inn Railway Station 3.6 miles
- Cwmbran Train Station 6.0 miles
- Abergavenny Train Station 9.1 miles
- Newport Train Station 11.1 miles



## Ty Bryn Residence

The main entrance hall, accessed from the side of the property offers plenty of space for storage and doors lead off to the ground floor rooms.

A delightful kitchen has a range of wooden, country style base and wall units. Integral appliances include a double oven, four ring electric hob and extractor fan. There is space for a fridge and freezer. A stainless steel one and a half sink and drainer with mixer tap sits under a large window overlooking the pretty front garden.

The sitting room and dining area form an L shape that wraps around the front and side of the property. A picture window to the front aspect and a window to the side allows light to flood the space. A brick fireplace provides a focal point in the room, a woodburning stove sits on a stone hearth. Step through an arch into the dining area. This room, formerly a ground floor bedroom now provides a formal dining area for entertaining guests.

The property benefits from having a ground floor bedroom with en-suite shower room and a family bathroom. The bedroom has a pleasant outlook over the rear garden and fitted wardrobes. The en-suite has a shower cubicle, wash hand basin and a w.c.



The family bathroom has a white suite comprising of a bath with shower over, pedestal wash hand basin and a close coupled w.c.

Completing the ground floor is a garden room and conservatory. The garden room has UPVC French doors that open out to the rear garden and internal French doors that open into the conservatory. The conservatory mainly of UPVC construction has a set of French doors that open out onto the rear patio.

A staircase from the entrance hall leads up to the first floor landing. The landing is spacious enough to be used as a study area or play area.

There are two double bedrooms on the first floor, each has plenty of storage in the eaves and Velux or dormer windows that make the rooms light and airy. There is a separate bathroom with some restricted head height between the two bedrooms. It comprises of a bath, pedestal wash hand basin, w.c and Velux window.



## Outside

Ty Bryn has an L-Shaped plot measuring approximately half an acre. Pretty established gardens surround the house and there is a further recreational area with a historical wall and caves. The wall is a site of special scientific interest. There are an abundance of trees and shrubs in the garden to include Japanese acers and horse chestnut and a variety of fruiting trees to include fig, apple and plum. The garden to the rear of the property has a patio for al-fresco dining and steps that take you up to a level lawn.

A tarmac drive provides off-road parking for several vehicles. There is a double garage located next to the parking area.

## Agents Note

A wall at Ty Bryn is believed to be over 250 million years old so is a site of special scientific interest (SSSI).

## Services

Ty Bryn benefits from mains electricity, mains water, LPG gas and private drainage.



## Fixtures & Fittings

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

## Tenure

Freehold.

## Local Authority

Monmouthshire Council. Telephone: 01633 644644.

Ty Bryn 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 any public and private rights of way that exist, whether or not, they are specifically referred to these particulars.

## Sale Method

The Property is offered for sale by Private Treaty. The Vendor and Selling Agents reserve the right to sell the property by Informal Tender, or Auction, at a later stage to conclude the sale process.

## Viewings

Strictly by appointment with Powells – 01600 714140.

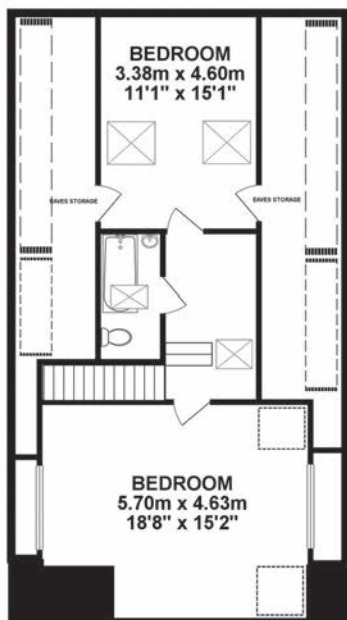


# Ty Bryn

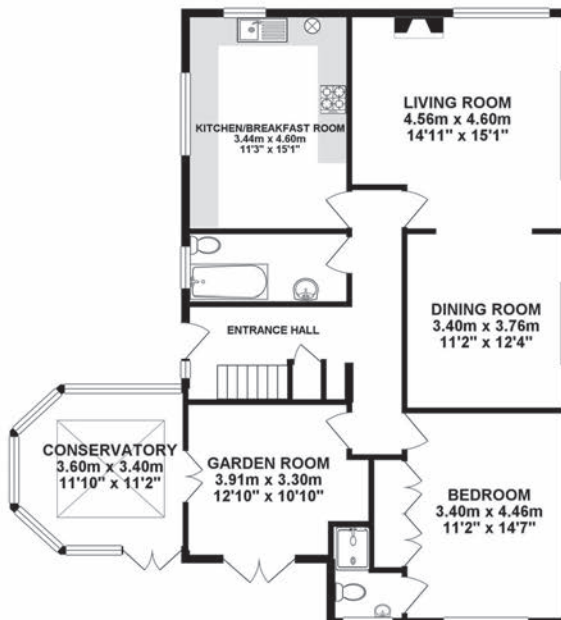
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## Floorplan

1ST FLOOR 88.40 sq. m.  
( 951.52 sq. ft. )



GROUND FLOOR 136.95 sq. m.  
( 1474.11 sq. ft. )



TOTAL FLOOR AREA : 225.35 sq. m. ( 2425.63 sq. ft. ) approx.

## EPC

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current	Potential
46	81

## Directions

From the centre of Usk head over the bridge on the A472 signposted Pontypool. Continue passing Glen-Yr-Afon House Hotel, County Hall and Usk College.

Continue through Monkswood taking the turning on the left on to Glascoed Lane signposted Glascoed Village and Golf Course. Stay on this road until you pass the sign for Glascoed and take the next turning on the right onto Church Lane.

Ty Bryn can be found on the left.



Singleton Court Business Park, Monmouth, NP25 5JA

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