



# TY DOWLAIS

LLANBADOC | USK | MONMOUTHSHIRE



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TY DOWLAIS IS A BEAUTIFUL, DETACHED BARN CONVERSION WITH GATED ENTRANCE SITUATED IN A QUIET YET ACCESSIBLE POSITION IN LLANBADOC, USK. SET IN A GENEROUS PLOT OF HALF AN ACRE THIS WELL PRESENTED HOME BOASTS VERSATILE ACCOMMODATION SET OVER THREE FLOORS AND IS OFFERED FOR SALE WITH NO ONWARD CHAIN. WITH A PRIVATE OFF-ROAD PARKING AREA, DOUBLE GARAGE WITH ROOM ABOVE AND WONDERFUL COUNTRYSIDE VIEWS TY DOWLAIS OFFERS COUNTRYSIDE LIVING WITHIN THE HEART OF MONMOUTHSHIRE.

- Superb, detached barn conversion set over three floors •
- Four bedrooms, three bathrooms and useful study •
  - Character features throughout •
  - Double garage with room above •
- Private off-road parking for multiple vehicles •
- Generous sized plot measuring half an acre •
- Surrounded by stunning Monmouthshire countryside yet boasting fantastic links to the larger centres of Newport/Cardiff/Bristol/London via the M4 •
  - Offered with no onward chain •

## DISTANCES FROM TY DOWLAIS

Usk 2 miles • Caerleon 7.5 miles • Newport 11.5 miles  
Abergavenny 13.5 miles • Monmouth 14.8 miles • Chepstow 16.1 miles  
Cardiff 21.4 miles • Bristol 38.7 miles • London 144 miles

Bristol Airport 42.1 miles • Cardiff Airport 36.8 miles  
Birmingham Airport 91.7 miles

Newport Train Station 11.2 miles  
Abergavenny Train Station 12.5 miles  
Chepstow Train Station 16.7 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

There are good connections to the main road network with the historic town of Usk being just 2 miles away. Usk town centre offers a traditional shopping street with boutique shops, a range of hotels, restaurants, local primary school, doctors surgery and vets. Cwrt Bleddyn Hotel and Spa is located on the outskirts of Usk. Morris' of Usk Garden Centre is a local favourite and benefits from a range of quality products in its farm shop, garden centre, bakery, butchers and restaurant.

Caerleon, located just 7.5 miles away from Ty Dowlais is a site of archaeological importance, being the location of a notable Roman legionary fortress, Isca Augusta, and an Iron Age hillfort. It is a suburban town and community situated on the River Usk in the Northern outskirts of the City of Newport.

Further amenities can be found in Newport, 11.5 miles 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. Tredegar House is a National Trust 17th century country mansion and gardens located at the western edge of Newport. The Celtic Manor Resort is a 5-star hotel, spa and golf course found at Coldra Woods on the outskirts of Newport. There are plenty of activities that can be enjoyed here such as swimming, high ropes, golf and adventure golf.

## THE PROPERTY

Ty Dowlais is a stunning four bedroom detached barn conversion set over three floors enjoying spacious and versatile accommodation perfect for modern family living.

Step into the inviting entrance hall which is light and airy with white walls contrasting well with the Mandarin Stone floor tiles. You are immediately greeted by the kitchen / dining room which is a wonderful space boasting an integrated American style fridge / freezer, dishwasher, space for a Range style cooker, and base and wall units with plenty of worktop space above. A door opens into the utility room with space for white goods and further worktop space and units matching the kitchen. There is also a handy cloakroom.

Stairs from the entrance hall lead up to the impressive sitting room. The focal point is a brick fireplace with oak mantel and stone hearth with a woodburning stove sitting proudly in the middle. Doors open both to the front and rear aspect allowing easy access for al-fresco dining.

From the sitting room you can then access the first floor accommodation which comprises of three bedrooms, a family bathroom and convenient study. The principal bedroom boasts an en suite bathroom with dual sinks and views to the side aspect. On the second floor, you will find the fourth bedroom which also boasts en suite facilities.

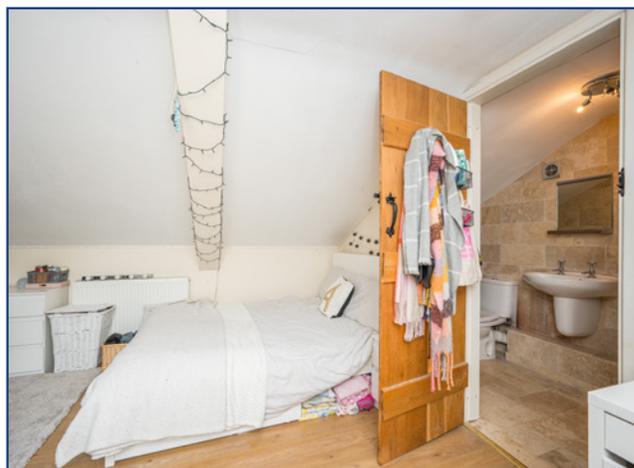
Ty Dowlais offers a purchaser the ability to simply move in, unpack and enjoy whilst also providing a blank canvas to add their own style and flair during their ownership.

## OUTSIDE

Ty Dowlais is situated at the front of a cluster of three other similar converted barns. The entrance is gated and leads to an off-road parking area for multiple vehicles.

A large double garage is located next to the property. Steps at the side lead up to a versatile space above which benefits from a shower room.

To the front of the property is a pretty lawn and raised patio which can be accessed straight from the sitting room. A path leads round the side of the property where you will find further seating areas with steps leading up to another patio. The path wraps back around to the front garden and further steps lead up to a raised lawn where there are wonderful views across the surrounding countryside. The raised lawn runs adjacent to the property and past the entrance gates and is a superb space to enjoy the wonderful views.



## KEY INFORMATION

**Agents Note:** A maintenance charge of approximately £500 p/a is payable by each of the four barns. This covers the maintenance of the Bio Tec sewage system, spring water, the electricity to run the two systems, the track leading to the properties and a small amount given to the neighbouring farmhouse whose land houses the pump house for the private water.

**Services:** Private water supply (Spring), mains electricity, air source heat pump and private drainage (Bio Tec sewage system).

**Tenure:** Freehold.

**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.

**Council Tax Band:** G.

**Local Authority:** Monmouthshire County Council. Telephone: 01633 644 644.

**Viewings:** Strictly by appointment with the selling agents.

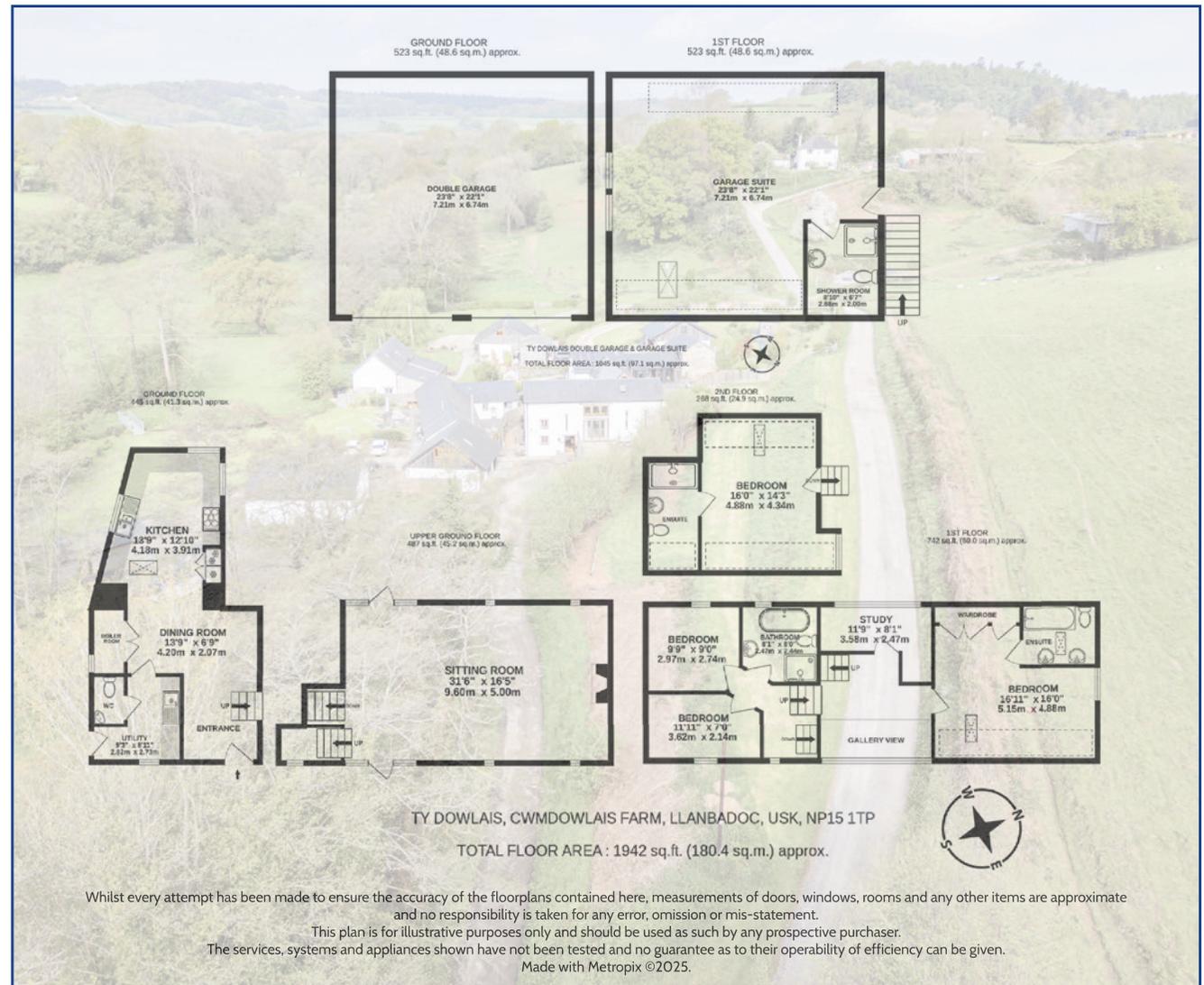
**Directions:** Drive through Usk town centre and over the Usk Bridge. Immediately after crossing the bridge turn left. Stay on the A472 until you reach Hanley Cwrt. Drive past the entrance to Hanley Cwrt and immediately turn right. Follow the lane and continue straight until you reach the wooden gates for Ty Dowlais.

**Postcode:** NP15 1TP

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## ENERGY PERFORMANCE CERTIFICATE

	Current	Potential
<b>Very energy efficient – lower running costs</b>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<b>Not energy efficient – higher running costs</b>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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