



Pontycaith, Llangwm, Usk. NP15 1HJ
£850,000
Tenure Freehold

- CIRCA 11 ACRES Paddock & SMALL WOODLAND
- HOUSE WITH 0.7 ACRE GARDEN & STEEL BARN
- 4 BEDROOMS
- 2 RECEPTIONS
- DOWNSTAIRS W/C

- KITCHEN & LARGE UTILITY ROOM
- GARAGE
- FAMILY BATHROOM & SEPARATE W/C
- FULL FIBRE BROADBAND
- NO CHAIN

Stand alone detached house requiring modernisation throughout in this superb rural location. The house is sat in circa 0.7 acre private plot with a 1043 sq ft steel barn to the rear. Included in the sale is an additional 11 acres of paddock land, including a small area of woodland situated directly across from the house.

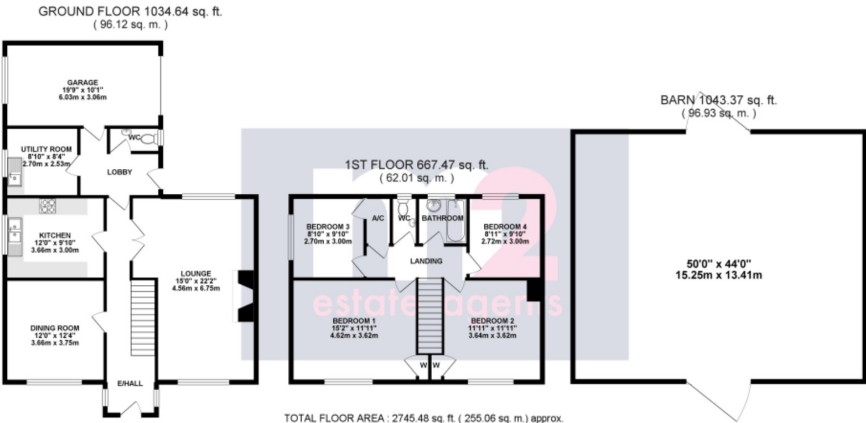
A spacious entrance hall with stairs to the first floor provides access to a front facing dining room. Fully fitted with a range of base and wall units the side aspect kitchen includes built in appliances and features a serving hatch to the dining room. Accessed via double doors from the hall the dual aspect lounge has a central log burner on a quarry tiled hearth. An inner lobby leads to a utility room and separate w/c. An external door opens to the rear parking area and garage.

Upstairs the landing opens to a large airing cupboard, family bathroom with separate w/c and all four double bedrooms.

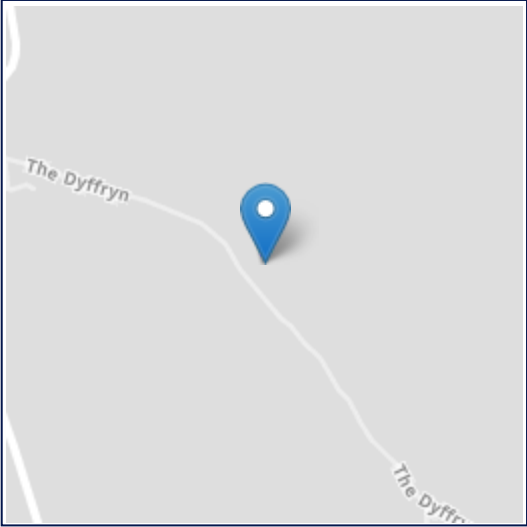
Outside the driveway is flanked by lawn, with the left boundary being the other side of the stream for which you have full access. The driveway continues down the side of the property to the rear parking area and garage. Both side lawns extend to a rear central lawn and to the 1043 sq ft steel barn. The barn features a central vehicle access and is divided into 6 bays with 3 being fully walled, offering stable conversion opportunity. The house sits on a total plot of circa 0.7 acres. Opposite the house, two fields continuing into a small peaceful woodland extending to over 11 acres with mains metered water supply.

Services:
Mains electric & water, private drainage, oil heating
Council Tax Band:

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 operation or efficiency can be given.
Made with Metron 6/20/23.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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