



BWTHYN BACH THE RHADYR

Llanbadoc ♦ Usk

 **Elstons**
estate agents

BWTHYN BACH THE RHADYR

Usk ♦ Monmouthshire ♦ NP15 1PY

A beautifully presented 4 bedroom, 2 bathroom, Detached Cottage of great charm situated on the outskirts of Usk Town. The property has been extensively and tastefully modernised and extended, enjoying far-reaching views of the beautiful surrounding countryside.

Dual-aspect Sitting Room with French doors and views

- ♦ Reception Hallway with storage ♦ Lounge
- ♦ Dining Room ♦ Kitchen/Breakfast Room
- ♦ Study/Bedroom 4 and Bathroom 1 on ground floor
- ♦ 3 first floor double Bedrooms ♦ Bathroom 2 and WC
- ♦ Gas central heating
- ♦ Three distinct garden areas - entertainment/flowers, vegetable garden/Summerhouse, Orchard
- ♦ Front garden with parking

Usk centre 1 mile, Chepstow 15 miles, M4 J24 11 miles
Monmouth 14 miles, Cardiff 28 miles, Bristol 32 miles
(All Distances are approximate)

For further particulars of all of our properties, please visit:

elstons.co.uk





LOCATION

Situated on the edge of a picturesque, historic Usk. Local amenities include Doctors, schools, library, sports facilities and a variety of independent shops, cafes and restaurants. Within the Caerleon, Rougemont and Haberdasher's Schools catchment areas. The surrounding beautiful countryside offers plenty of outdoor activities with lovely views. Excellent commuting access. M4 J24 c. 11 miles. Chepstow Severn Bridge M48 J2 c. 15 miles. High-speed rail services at Newport, Chepstow and Abergavenny.

FEATURES

Beautifully presented, modernised and extended 4 double-Bedroom, 2 Bathroom, Detached Cottage of great charm
Welcoming, spacious Reception Hallway with Mandarin Stone Travertine Marble tiling
Dual-aspect Sitting Room with feature fireplace and recently installed French Windows to the rear garden and views beyond
Well-designed Kitchen/Breakfast Room with marble worktops and Island
Separate Dining Room
Lounge, Study/Bedroom 4, ground floor Bathroom
Spacious Landing with library reading area
Three further double Bedrooms
First floor Bathroom with shower and white bathroom suite. Separate Guest WC.

OUTSIDE

Parking to front with shrub borders. Extended gardens to rear running between this and neighbouring properties and the surrounding farm and woodlands, divided into three distinct areas - Entertainment/flower garden, Vegetable garden with Summerhouse, and Fruit Orchard. Many specimen trees and the most beautiful rural views. Side access and field-gate access.

SERVICES Mains water and electricity. Gas central heating and hot water. Private drainage.
TENURE Freehold

FIXTURES & FITTINGS Only those items mentioned in these sale particulars are included in the sale. Others, such as curtains, and light fittings, may be made available by negotiation.

LOCAL AUTHORITY Monmouthshire County Council **COUNCIL TAX** Band G

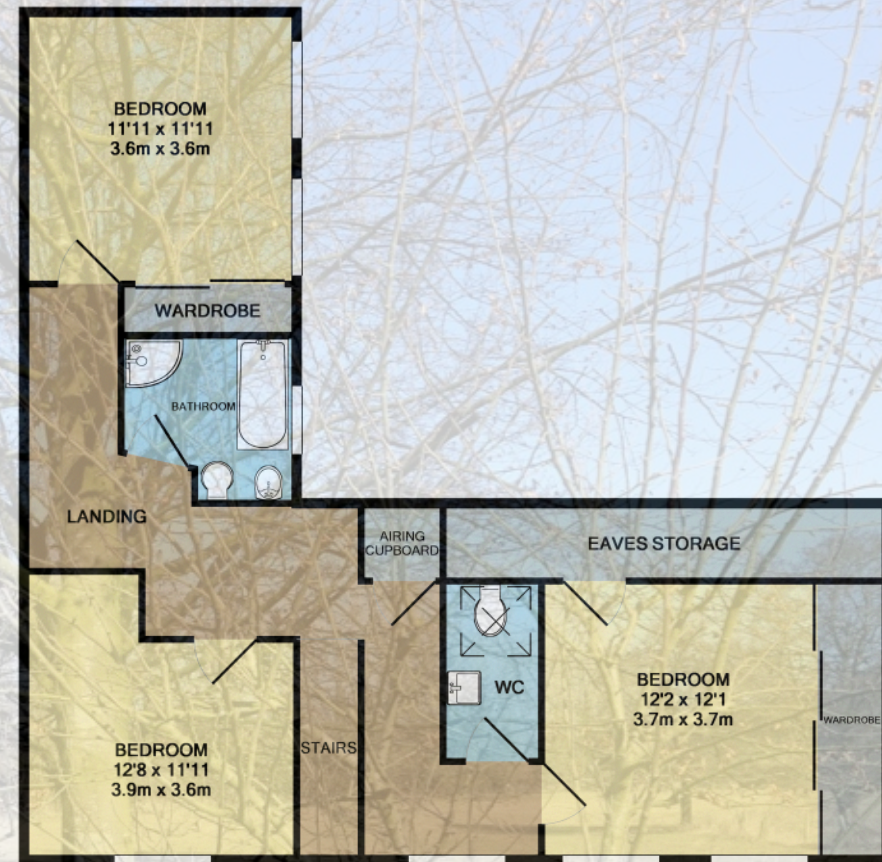
VIEWINGS Strictly by appointment with sole agents Elstons Estate Agents

DIRECTIONS Postcode NP15 1PY

From Usk follow the road right over the bridge proceeding past the Glan Yr Afon Hotel, Coleg Gwent and Monmouthshire County Council HQ. As the road opens to countryside views, Bwthyn Bach will be found on the right, shortly before Prioress Mill Lane. NB. Many websites use the centre of the postcode for location. This is not useful for country properties. Using the View Maps facility on our Elstons.co.uk site will show you the aerial view of the exact location.



GROUND FLOOR
APPROX. FLOOR
AREA 1180 SQ.FT.
(109.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 988 SQ.FT.
(91.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2168 SQ.FT. (201.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2018



info@elstons.co.uk
elstons.co.uk

01291 672138

43, Bridge Street,
Usk, Monmouthshire,
NP15 1XD

01291 628100

Manor House, Bank Street,
Chepstow, Monmouthshire,
NP16 5EL

Proclamation

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The photographs show only certain parts of the property as they appeared at the time when they were taken. Floor plans within this brochure are a sketch for illustrative purposes and are intended as a guide only. Areas, measurements and distances given are approximate only. Planning and building regulations or listed building consent: Any reference to alterations, or use of any part of the property does not mean that any of these have been obtained. We have not tested the appliances, central heating or services. Interested applicants are advised to make their own enquiries and safety checks prior to operation, before finalizing their offer to purchase.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			