



Ty Bach Upper Millbrook Farm, Llanvaches Caldicot

**£640,000** Freehold





# Ty Bach Upper Millbrook Farm, Llanvaches Caldicot

**This remarkable semi-detached house, set within approximately 1.3 acres of serene land, offers a rare opportunity for those seeking spacious and tranquil living in a quiet, peaceful environment. The property has been meticulously maintained to an exceptional standard, making it an ideal family home.**

**The ground floor boasts a welcoming entrance hall, a comfortable lounge, a boot room, and a convenient cloakroom/WC. The well-equipped kitchen/breakfast room, adjoining utility room, study, and bright conservatory complete the space, offering a perfect blend of style and functionality. Upstairs, three well-proportioned bedrooms await, including a master with an ensuite for added comfort.**

**One of the standout features of this property is the expansive garden, offering a secure space for children to play and an excellent area for entertaining guests. The views of the surrounding landscape, renowned for its scenic walking routes, add to the property's charm.**

**A large block-paved driveway leads to a detached double garage with a room above, ideal for use as an office or workshop. Viewing is highly recommended to fully appreciate the lifestyle this home offers.**

## Hallway

Enter via double glazed door to entrance hallway. Ceramic tile flooring. Doors to lounge, boot room, kitchen and WC. Stairs to first floor. Exposed beams.

## Lounge

14' 5" x 16' 10" ( 4.39m x 5.13m )

Double glazed window to front elevation. Wood flooring. Feature fireplace with Jotul wood burner. Feature exposed stone wall. Radiator. Double glazed French doors and windows to conservatory.

## Boot Room

Fitted range of storage including cupboards and shelving. Ceramic tile flooring. Radiator. Double glazed door to rear gardens.

## Cloakroom/Wc

Comprising close coupled WC and pedestal wash hand basin. Door to understairs storage cupboard. Ceramic tile flooring. Double glazed window to front elevation. Extractor fan.

## Kitchen/Breakfast Room

18' 6" x 13' 9" ( 5.64m x 4.19m )

A spacious open plan kitchen/dining room fitted with a good range of base units with laminate worktops incorporating a sink and drainer. Electric cooker point. Plumbing for dishwasher. Wall cupboards. Tiled splashbacks. Double glazed window to rear elevation. Ceramic tile flooring. Feature exposed beams to ceiling. Inset spotlights. Doors to utility room and study.





### Utility Room

.9' 2" x 5' 11" ( 2.79m x 1.80m )

Fitted with a range of base units with laminate worktops. Plumbing for washing machine and dryer. Wall cupboards. Wall mounted Worcester combination boiler. Ceramic tile flooring. Double glazed window to rear elevation.

### Study

12' 1" x 9' 1" ( 3.68m x 2.77m )

Double glazed window to front and side elevations. Exposed beams. Radiator.

### Conservatory

9' 11" x 9' 1" ( 3.02m x 2.77m )

Ceramic tile flooring. Double glazed Oak conservatory.

### Landing

Doors to bedrooms, bathroom and storage cupboard. Double glazed window to front elevation. Access to loft.

### Bedroom One

13' 11" x 13' 4" to robes ( 4.24m x 4.06m to robes )

Double glazed window to rear elevation and two Velux windows. Radiator. Fitted wardrobes with mirrored sliding doors. Door to ensuite.

### Ensuite

Comprising corner shower, close coupled WC and pedestal wash hand basin. Ceramic tile flooring. Tiled splashbacks. Heated towel rail. Opaque Velux window to front. Electric shaver point. Extractor fan.

### Family Bathroom

Comprising feature roll top, claw foot bath with mixer taps and shower attachment, corner shower cubicle with rainfall shower head and further shower attachment, close coupled WC and pedestal wash hand basin. Ceramic tile flooring. Visibly fully tiled. Opaque window to rear elevation.

### Bedroom Two

18' 7" x 9' 3" ( 5.66m x 2.82m )

Double glazed window to side and rear elevations. Radiator.

### Bedroom Three

11' 7" x 10' 4" ( 3.53m x 3.15m )

Two Velux windows to rear elevation. Radiator.

### Outside

Set in expansive gardens measuring approximately 1.3 acres, offering a secure space for children and pets to play and an excellent area for entertaining guests. Patio area leads onto lawns with mature plants, trees and shrubs and an orchard. Greenhouse, garden shed and wood store to remain. Gated block paved driveway to the side which could accommodate several vehicles and leading to the larger than average garage. Further parking for two cars at the front of the property.

### Garage

17' x 17' 7" ( 5.18m x 5.36m )

Window to side. Door to rear. Electric up and over door. Power and light.

### Office/Workshop Above Garage

17' 10" x 9' 8" ( 5.44m x 2.95m )

Double glazed Velux window to side. Wood laminate flooring. Power and light.

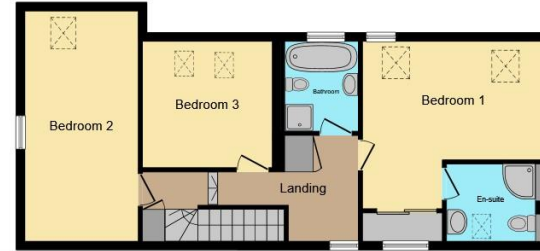




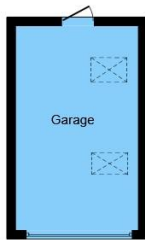




**Ground Floor**



**First Floor**



**Garage**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## 1 Bank Street, CHEPSTOW, Gwent, NP16 5EL

EPC Rating: Awaited

Property Ref: CPW101665 - 0001



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