



THE RHADYR

Guide price **£710,000**



LISVANE COTTAGE

The Rhadyr, Monmouthshire NP15 1PY



Detached four bedroom home
Large garden
No-through road location

Nestled on a tranquil no-through road, this spacious 4-bedroom residence offers serene living on the outskirts of Usk. Boasting 4 bedrooms and 3 reception rooms, it provides ample space for relaxation and entertainment.

The property's charm extends beyond its walls, as it's conveniently situated amidst a wealth of amenities. Usk itself is renowned for its picturesque beauty and historical allure, with charming cafes, boutique shops, and scenic walks along the River Usk.

Nearby towns such as Abergavenny and Newport offer additional amenities, including bustling shopping centres and markets alongside further cultural attractions. Commuting from the house is convenient too, with easy access to major roadways like the A449 and M4 motorway, linking residents to major cities like Cardiff and Bristol.

Whether it's enjoying the tranquility of rural life or exploring vibrant nearby towns, this property offers the perfect blend of comfort and convenience.



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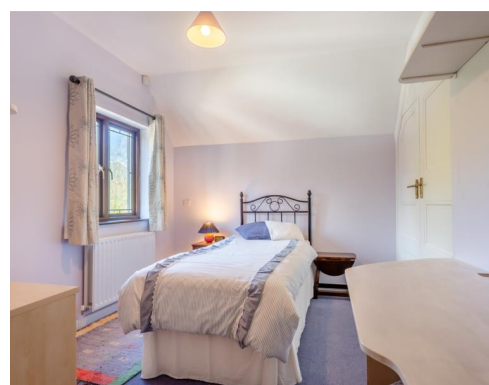


KEY FEATURES

- 1930's built Detached family home
- Four double bedrooms
- Two bedrooms with en-suite facilities
- Three reception rooms
- Detached garage and workshop
- Approx 1/2 acre garden



STEP INSIDE



As you step into this inviting home, you're greeted by a light-filled hallway that exudes a sense of spaciousness and warmth. The staircase, elegantly rising to the first floor, hints at the expansive living space that awaits beyond.

Immediately to your right, a door opens into the dual-aspect study, where natural light streams in through windows overlooking the side and front gardens, creating an inspiring environment for work or relaxation.

Continuing from the hallway, to the left, you'll find the snug, a versatile space that invites you to unwind in its cosy embrace. Bathed in natural light from dual-aspect windows, this room offers flexibility for various uses, whether as a relaxing retreat or an intimate dining area.

Its connection to the main reception room through an archway enhances the flow of the home, allowing for seamless transition between spaces.

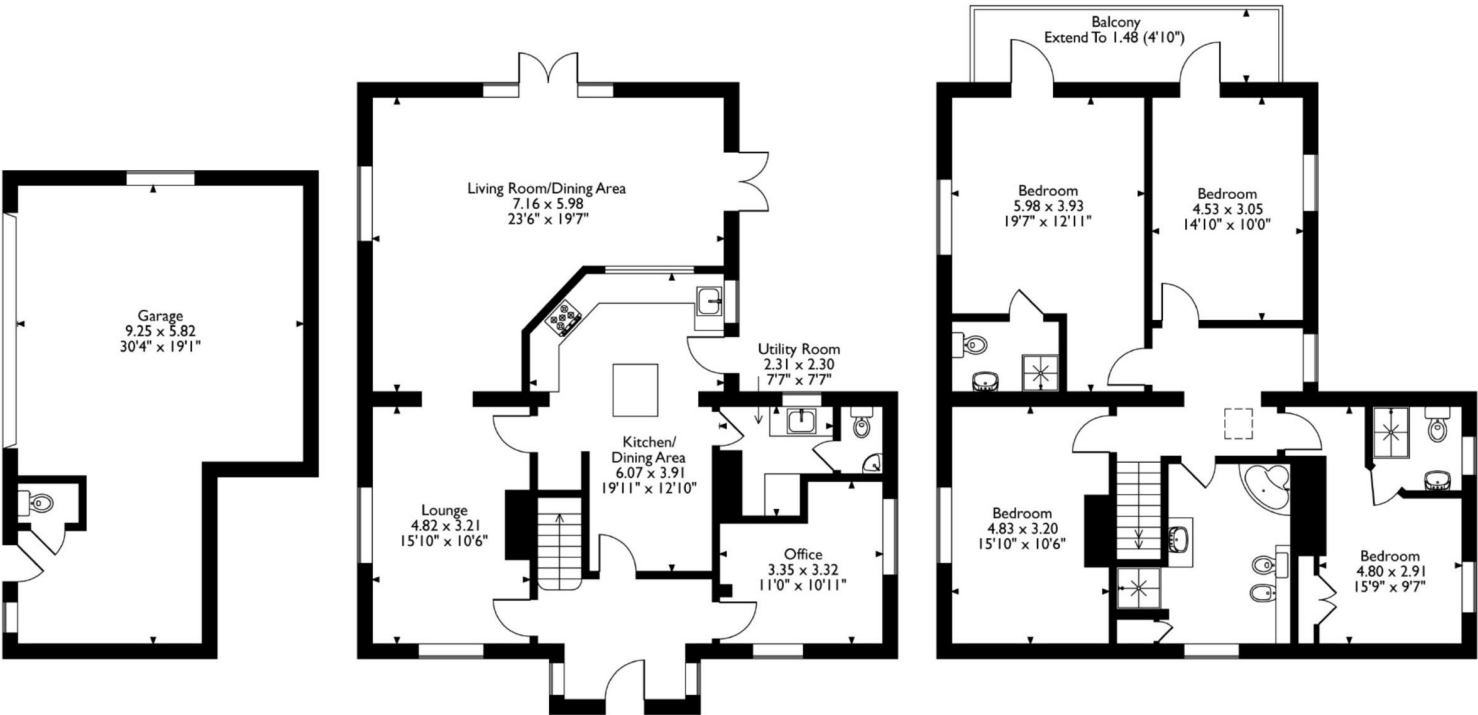
Entering the main reception room, you're greeted by a spacious L-shaped area that serves as both a lounge and dining space. Large double doors beckon you to the rear garden and side patio, inviting the outdoors in and offering the perfect setting for al fresco entertaining or peaceful relaxation.

The room's layout provides ample opportunity for both intimate gatherings and larger social events, making it the heart of the home.

Adjacent to the main reception room, the centrally located kitchen acts as a hub of activity, with easy access to both reception areas and an open window connecting it to the dining space.

This layout fosters a sociable atmosphere, allowing hosts to interact with guests while preparing meals. A utility room and ground floor cloakroom offer added convenience, completing the ground floor layout.

Approximate Gross Internal Area
Main House = 193 Sq M/2078 Sq Ft
Garage = 47 Sq M/506 Sq Ft
Total = 240 Sq M/2584 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Ascending the staircase to the first floor, you'll discover four generously sized double bedrooms, two of which feature en-suite facilities for added comfort and privacy.

Bedrooms one and two share access to a rear balcony, providing a serene retreat with views of the garden and basking in the evening sun. A main family bathroom caters to the needs of the household.

The landing, bathed in light from a side-facing stained glass window, serves as a welcoming focal point, connecting the bedrooms and adding a touch of elegance to the upper level.

With its thoughtful layout, abundance of natural light, and versatile living spaces, this home offers a perfect blend of comfort and functionality for modern living.

STEP OUTSIDE



Approaching the front of this charming residence, you're greeted by a picturesque scene. A double-gated entrance leads to a brick-paved driveway alongside the house, culminating in a detached garage/workshop, providing ample parking and storage space. Beyond the side of the house, a timber picket fence and gate offer access to the expansive rear garden. A paved patio directly adjoins the house from the lounge.

The rear garden is a verdant oasis, featuring a manicured lawn backed by an array of mature shrubs and trees. A timber Wendy house and greenhouse add character and functionality, while a large storage container provides practical storage solutions for garden machinery and equipment.

Spanning approximately 0.46 acres, the garden offers plenty of space for outdoor activities and relaxation, all while maintaining a high degree of privacy. The detached double garage/workshop, complete with an inspection pit, WC and sink, offers additional versatility and convenience, equipped with light, power, and water. Perched above the garage, photovoltaic panels connected to a battery, harness the power of the sun, reflecting a commitment to sustainability and energy efficiency, perfect for eco-conscious homeowners looking to reduce their carbon footprint and save on utility bills.

INFORMATION

Postcode: NP15 1PY

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Private

EPC: B





DIRECTIONS

From the centre of Usk head west on Bridge Street crossing the River Usk, remain on the main road as it bears right signposted Pontypool. Continue along this road passing the main Coleg Gwent campus, remaining on this road you will reach the Coleg Gwent Equestrian Centre on your left-hand side. Take the first turning left after this signposted BAE Systems, Glascoed and then turn left immediately passing through double gates into a private drive. Lisvane Cottage is straight in front at the end of this private driveway.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	81	82
EU Directive 2002/91/EC		

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