



GWEHELOG

Guide price **£250,000**



2 COUNCIL HOUSES

Kemeys Road, Gwehelog, Usk, Monmouthshire NP15 1JA



Three bedroomed home with parking
Views to Llanccayo Mill
Conveniently situated for Usk amenities

Nestled within the serene Monmouthshire countryside, this charming three-bedroom home offers breathtaking views over Llanccayo Mill, providing a tranquil retreat while still being conveniently close to essential amenities. Just a short distance from the picturesque town of Usk, residents can enjoy a variety of local independent shops, restaurants, and services, including a well-regarded school and medical facilities. For broader shopping and leisure options, the bustling towns of Abergavenny and Monmouth are within easy reach.

Commuters will appreciate the excellent transport links, with easy access to Newport, Bristol, and Cardiff by road or rail, while London Paddington is also accessible for those needing to travel further afield. This property perfectly combines the peace of countryside living with the convenience of nearby urban centres, making it an ideal choice for those seeking both comfort and connectivity.



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KEY FEATURES

- Mid terraced home
- Three bedrooms
- Dual aspect lounge
- Electric vehicle charging point
- Driveway to the front
- Countryside views



STEP INSIDE



Upon entering the main hallway of this delightful home, you're immediately welcomed by a sense of warmth and character. The staircase rises gracefully to the first-floor landing, while doors on either side lead you into the inviting ground floor rooms. To the right, the main reception room beckons, offering a spacious, dual-aspect area flooded with natural light from windows on both the front and rear.

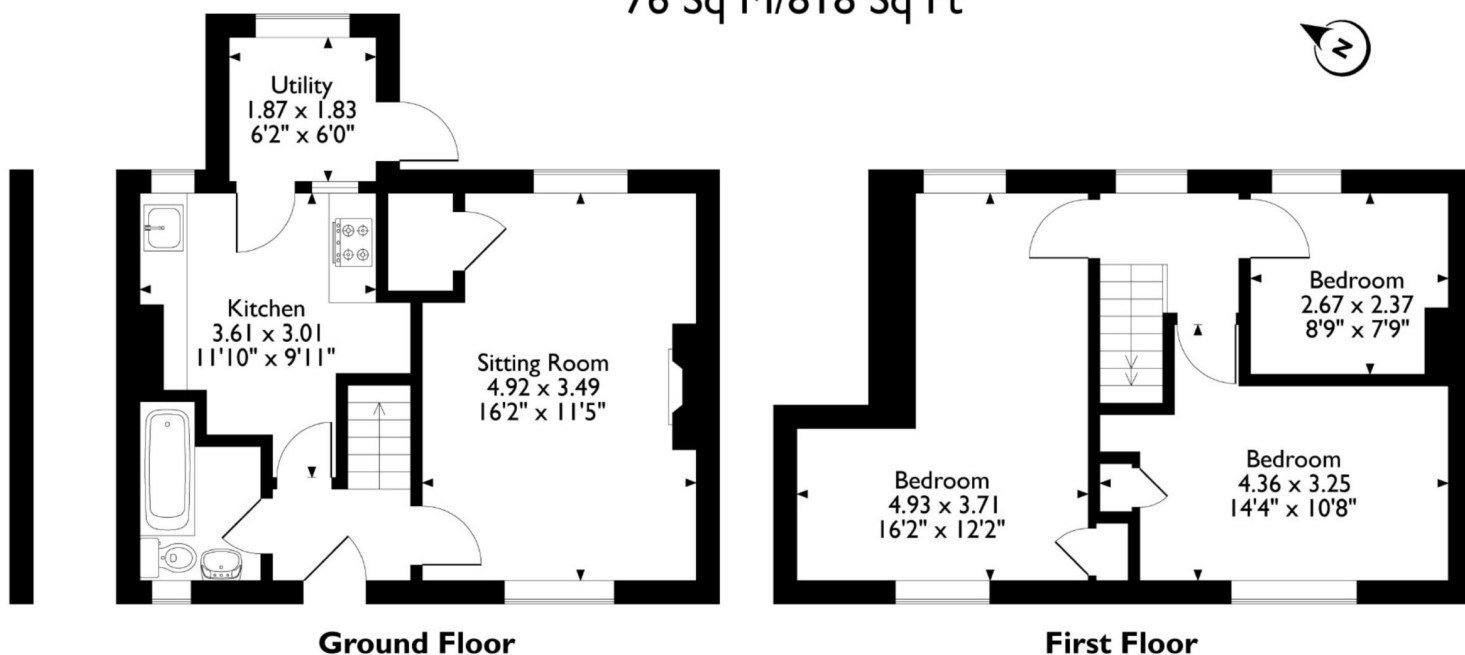
This room is a perfect blend of comfort and rustic elegance, with terracotta tiling underfoot and a striking fireplace at its heart, complete with a charming wood burner. It's a cosy yet stylish space, ideal for both relaxing evenings and lively gatherings. A built-in storage cupboard adds practicality without compromising on the room's aesthetic appeal.

Returning to the hallway, you'll find a door giving access to the kitchen, which is both functional and inviting. The tiled flooring continues the rustic theme, complementing the range of wall and base units that provide ample storage and counter space for food preparation. Whether you're an avid cook or simply enjoy a well-organised kitchen, this space will meet all your needs.

Just off the kitchen, a utility area adds another layer of convenience, with enough room to house a washing machine and other essential appliances. The door leading directly to the rear garden makes this area particularly practical, allowing for easy outdoor access and the opportunity to enjoy the peaceful garden views while tackling daily chores.

2 Council Houses, Kemeys Road Gwehelog, Usk

Approximate Gross Internal Area
76 Sq M / 818 Sq Ft



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 to the first floor, you'll discover three generously sized bedrooms, each offering its own unique charm. The two front-facing bedrooms are particularly special, boasting superb views of the surrounding countryside- a perfect reminder of the home's idyllic setting every time you wake up.

The third bedroom, while equally spacious, serves as a versatile space that could easily be transformed into a guest room, home office, or nursery depending on your needs and enjoys views over the rear garden.

This home masterfully blends rustic charm with modern convenience, offering a comfortable and inviting living environment that embraces the beauty of its natural surroundings. Whether you're drawn to the warmth of the wood burner in the reception room, the practicality of the well-appointed kitchen, or the breathtaking views from the upstairs bedrooms, this property is sure to impress at every turn.

STEP OUTSIDE



Stepping outside this charming home, you'll find a convenient stone-chipped driveway at the front, offering ample off-road parking for two vehicles. A practical undercover pathway leads to the gated rear garden, ensuring easy and secure access.

The rear garden is a peaceful retreat, primarily laid to lawn and fully enclosed for privacy. It features a delightful covered decking area, perfect for year-round outdoor relaxation, and a paved sun patio, ideal for hosting barbecues and gatherings with friends and family.

This outdoor space is thoughtfully designed to maximise both enjoyment and functionality, making it an excellent extension of the home's living area.

AGENTS NOTE: Septic tank drainage is shared.

INFORMATION

Postcode: NP15 1JA
Tenure: Freehold
Tax Band: D
Heating: Electric
Drainage: Private
EPC: E





DIRECTIONS

Leave Usk on the B4598 Porthycarne Street. Continue on the B4598 for approximately 1.5 miles. The house can be found on the right hand side, opposite Llancayo Mill.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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