



LLANSOY

Guide price £535,000



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# 1 ST TYSOI CLOSE

Llansoy, Usk, Monmouthshire NP15 1EF



Four bedroomed detached home  
Set on a generous corner plot  
Extensive driveway and double garage

Nestled in the tranquil village of Llansoy, this impressive four-bedroom detached home is perfectly positioned on a spacious corner plot. With ample living space and a well-maintained garden, this property offers a blend of rural charm and modern convenience. Ideal for families or those seeking a peaceful retreat, the home provides a comfortable and flexible living environment.

Llansoy is a picturesque village that offers a serene rural lifestyle while being conveniently close to vibrant nearby towns. The charming towns of Usk and Raglan are just a short drive away, known for their independent shops, cozy cafes, and fine dining restaurants. For more extensive shopping and leisure options, the larger towns of Chepstow, Newport, and Abergavenny are easily accessible.

Commuters will appreciate the excellent road and rail links to Bristol, Cardiff, and London Paddington. Outdoor enthusiasts will find Bannau Brycheiniog (formerly the Brecon Beacons) nearby, offering stunning landscapes and a wealth of outdoor activities. Llansoy truly offers the best of both worlds, peaceful countryside living with modern amenities within easy reach.

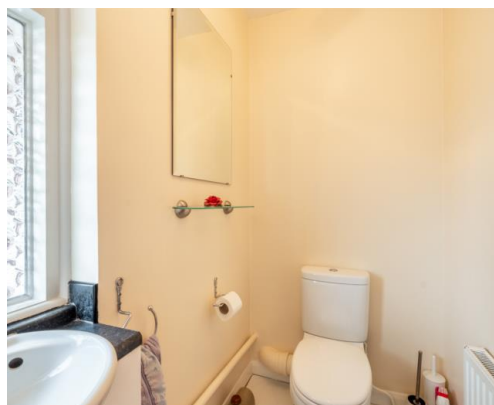


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### KEY FEATURES

- Detached family home
- Corner plot
- Four bedrooms
- Bespoke fitted wardrobes to principal bedroom
- Dual aspect lounge
- Double garage



# STEP INSIDE



As you approach this charming home, a covered porchway invites you in, setting the tone for the warmth and comfort that lies within. The entrance hallway, spacious and welcoming, serves as the central hub of the ground floor.

To your right as you enter the home, the dual aspect lounge is bathed in natural light, thanks to a large picture window at the front and sliding patio doors that open to the rear garden. The lounge's focal point is a striking multi-fuel fireplace, perfect for cosy evenings at home.

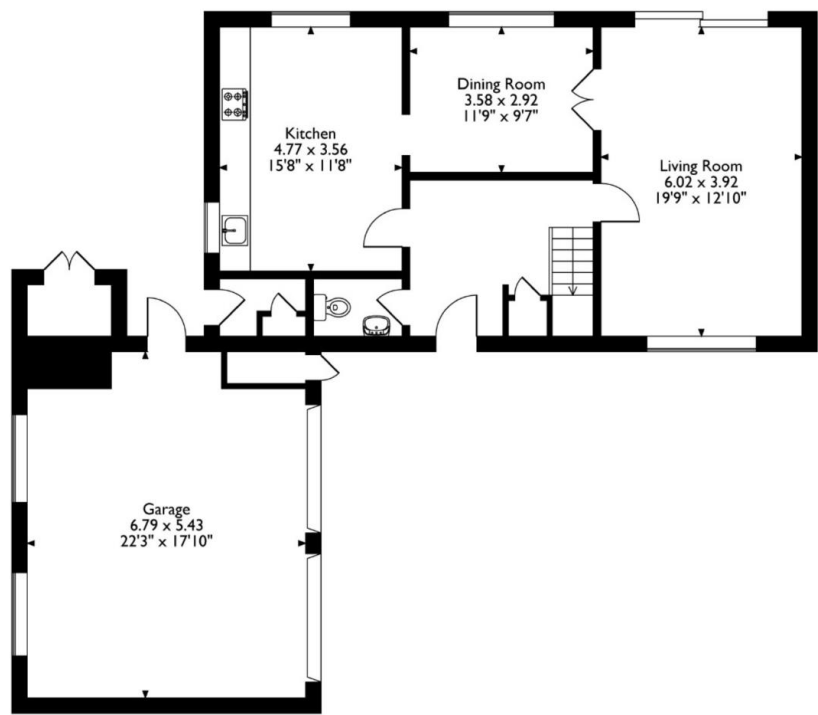
Adjoining the lounge are bi-folding hardwood doors that lead into the dining room. These versatile doors can be fully opened, transforming the space into a large L-shaped room, ideal for entertaining guests or creating a more open-plan living area. The dining room, with ample space for a large table, offers a seamless flow between the lounge and the kitchen, enhancing the home's sociable atmosphere.

The fitted kitchen/breakfast room is both functional and inviting, featuring a range of wall and base units that provide ample storage. There's plenty of space for a dining table, making it a perfect spot for casual family meals.

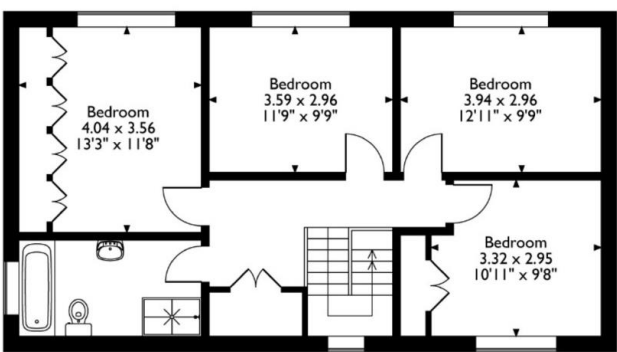
The kitchen is equipped with plumbing for both a washing machine and a dishwasher, ensuring modern conveniences are at your fingertips. Adjacent to the kitchen is a separate area, offering additional storage and direct access to the garage and garden, ideal for those who enjoy cooking and need extra space for supplies.

A cloakroom completes the ground floor, conveniently tucked away yet easily accessible from all living areas.

Approximate Gross Internal Area  
Main House = 136 Sq M/1464Sq Ft  
Garage = 39 Sq M/420 Sq Ft  
Total = 175 Sq M/1884 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 to the first floor via a staircase illuminated by a large picture window, you'll find a generous landing. This area is well-appointed with a fitted double airing cupboard and offers access to the partially boarded loft, providing additional storage options. The attic also has a power socket and lighting.

The first floor houses four spacious double bedrooms, each thoughtfully designed to maximise comfort. The principal bedroom is a standout, featuring bespoke hardwood wardrobes along one wall, offering both elegance and practicality. The rear-facing bedrooms provide stunning views towards Monmouth and Usk, as well as over the beautifully maintained rear garden.

The family bathroom is both modern and stylish, fitted with a sleek white suite that includes a bath, a separate shower with a glazed side screen, and contemporary fixtures, creating a space that is as functional as it is inviting.

This home offers a perfect blend of spacious living, comfort, and scenic views, making it a truly special place to live.

# STEP OUTSIDE



Stepping outside, you'll find a generous stone chipping driveway at the front of the property, offering off-road parking for multiple vehicles. The home is situated on a spacious corner plot, with gardens predominantly enclosed by mature hedging, ensuring both privacy and a peaceful setting.

The rear garden, laid mostly to lawn, features a paved sun terrace directly adjoining the house, perfect for entertaining on warm summer evenings thanks to its westerly aspect. Additionally, a side patio with a southerly aspect provides a delightful sun trap, ideal for soaking up the sun in complete privacy.

The garden is enhanced by mature fruit trees and a greenhouse, catering to those with a green thumb. The property also includes a double garage, with ample space to accommodate two cars and a motorbike, as well as a workbench with storage below and several power points with adequate lighting. The garage's pitched roof provides extra storage in the partially boarded loft area, adding to the home's practicality.

## INFORMATION

Postcode: NP15 1EF

Tenure: Freehold

Tax Band: F

Heating: Oil tank

Drainage: Mains

EPC: D





## DIRECTIONS

From Usk take the B4235 towards Chepstow, leave the main road at the right hand bend at Gwernesney by proceeding straight ahead towards The Gliding Field and Llansoy. Turn right at the crossroads and proceed up hill until reaching Llansoy when St Tysoi Close will be the second turning on the right hand side. On entering St Tysoi Close, the property will be found immediately on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	64	78
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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