



# LITTLE MILL

Guide price **£545,000**



# 3 CLOS MELIN COED

Little Mill, Monmouthshire NP4 0HY



Detached home set on a corner plot,  
Cul-de-sac location,  
Conveniently situated for many amenities.

Located within a small cul-de-sac in the popular village of Little Mill is this exceptional detached residence, situated upon a pleasant corner plot.

This delightful four-bedroom detached home is set on a generous corner plot within a quiet cul-de-sac in the charming village of Little Mill. Boasting ample space for family living, the residence enjoys a peaceful location while offering convenient access to nearby amenities and transport links. With its thoughtful layout and private setting, this home is perfect for those seeking both comfort and practicality.

Nestled in the picturesque Monmouthshire countryside, Little Mill offers a blend of tranquility and convenience. The nearby market towns of Usk and Abergavenny provide a variety of shops, eateries, and local charm, while Pontypool offers additional amenities. For commuters, the larger cities of Bristol, Cardiff, and the Midlands are within easy reach via road or rail. Outdoor enthusiasts will appreciate the proximity to Bannau Brycheiniog (Brecon Beacons), renowned for its breathtaking landscapes, hiking trails, and adventure opportunities, making Little Mill an ideal location for rural living with modern connections



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### KEY FEATURES

- Detached home,
- 4 bedrooms, En-Suite facilities,
- 2 reception rooms,
- Large Kitchen/Dining Room,
- Corner plot.



# STEP INSIDE



As you step into this delightful home, you're greeted by a welcoming main hallway with a staircase rising to the first-floor landing and a practical storage cupboard tucked beneath. Double doors to the left open into the dual-aspect lounge, a bright and airy space with a window to the front and French doors that invite you into the rear garden, making it perfect for relaxing or entertaining.

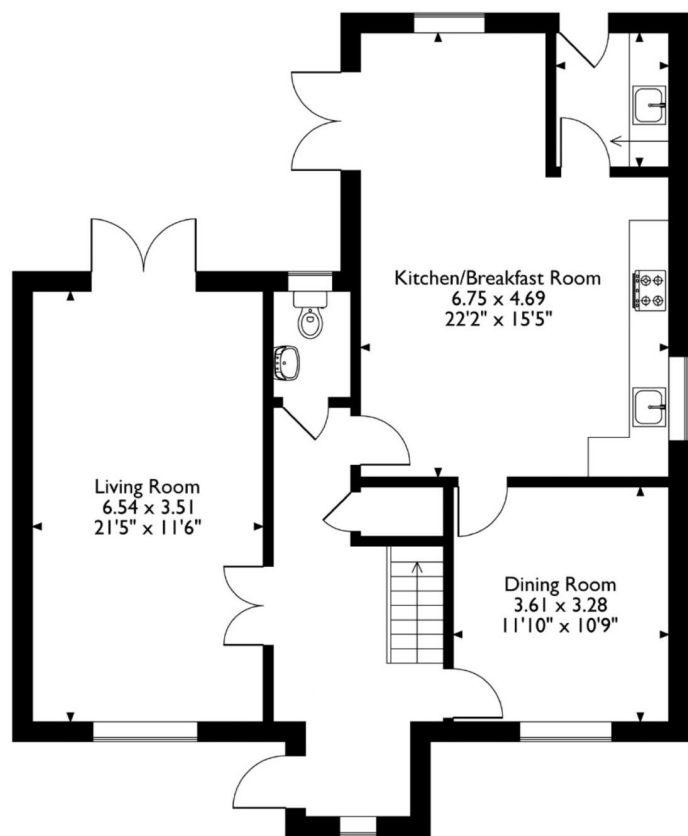
To the right of the hallway, you'll find a versatile second reception room. Whether used as a study, family room, or formal dining area, this adaptable space offers endless possibilities to suit your lifestyle. Adjacent to this room and connected by an interlinking doorway, the generous kitchen/dining room becomes the heart of the home. Fitted with ample wall and base units, it provides plenty of storage and workspace.

There's room for a dining table and chairs, as well as space for additional seating such as a sofa, making it a wonderful space for family gatherings or casual dining. Doors lead directly to the rear garden, seamlessly blending indoor and outdoor living.

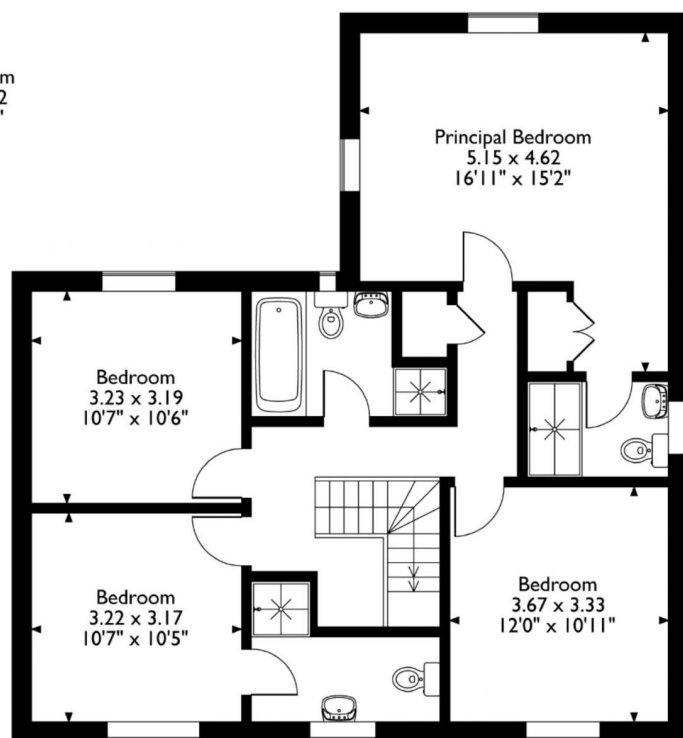
Off the kitchen, a handy utility room offers additional storage and space for appliances, including plumbing for a washing machine, with a convenient door providing further access to the garden. The main hallway also grants access to a downstairs cloakroom, ideal for guests.

### 3, Clos Melin Coed, Little Mill, Pontypool

Approximate Gross Internal Area  
166 Sq M/1787 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.

Upstairs, the spacious landing leads to four well-proportioned bedrooms, each offering a peaceful retreat. The principal suite, located at the rear of the property, boasts a dressing area and en-suite facilities, creating a private sanctuary. The three additional bedrooms are equally charming, offering flexibility for family, guests, or home office use. A family bathroom accessed from the landing serves these bedrooms, completing the accommodation on this floor.

This thoughtfully designed home combines functionality with comfort, offering versatile spaces both indoors and out, perfect for modern family living.

# STEP OUTSIDE



The property is approached via a low-maintenance front garden, featuring attractive shrub borders and a pathway leading to the front door. A double-width brick-paved driveway provides ample off-road parking and leads to a detached double garage with two up-and-over vehicular doors. The garage also benefits from a pitched roof, offering additional storage space if required.

Gated side access opens to the enclosed rear garden, a delightful outdoor space laid mainly to lawn. A paved pathway and patio directly adjoin the house, providing a perfect area for al fresco dining or relaxing while enjoying the privacy of the garden. This versatile outdoor area is ideal for families, gardening enthusiasts, or simply unwinding in a peaceful setting. Combining practicality and charm, the outside space complements the home perfectly.

## INFORMATION

Postcode: NP4 0HY

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Mains

EPC: C






## DIRECTIONS

From Usk travel south west on Bridge Street crossing the river Usk on the bridge. On leaving the bridge bear right signposted to Pontypool. Continue for approximately 4 miles before turning right into Cae Melin as you enter Little Mill. Clos Melin Coed is then immediately on your left hand side. As you enter the cul-de-sac, Number 3 is shortly found in the corner on the left hand side.

What3Words [bridge.homes.access](https://www.what3words.com/bridge.homes.access)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	84
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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