



PENYRHEOL, PONTYPOOL

Offers over **£375,000**



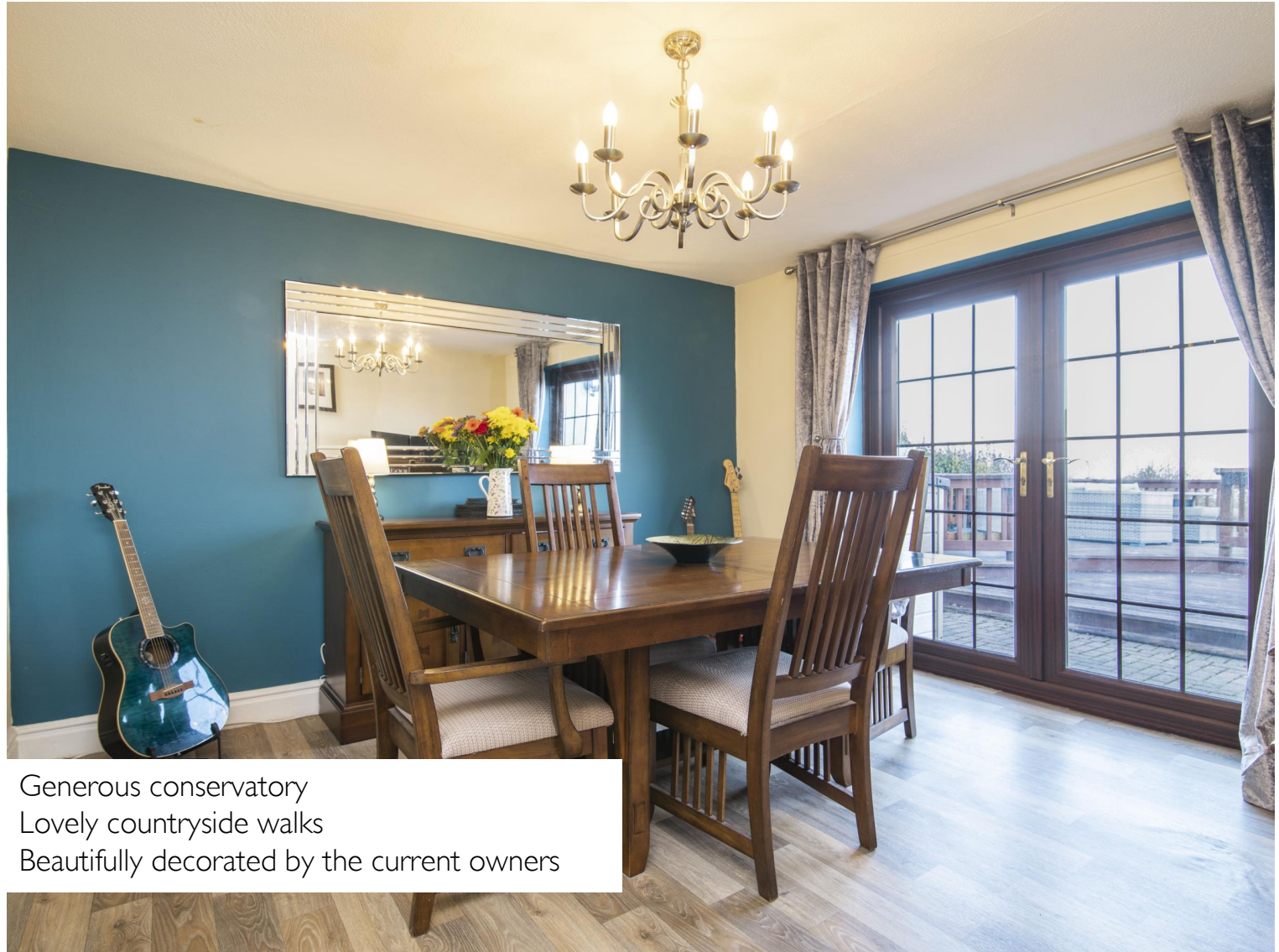
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GRAIG COTTAGE

Penyrheol, Pontypool, Torfaen NP4 5XZ



Generous conservatory
Lovely countryside walks
Beautifully decorated by the current owners

Graig Cottage is a charming four-bedroom detached cottage nestled in the picturesque area of Penyrheol. Dating back to the 1800s, this beautifully maintained home seamlessly blends historic charm with modern comforts, making it a truly special property. Surrounded by breathtaking countryside vistas, the cottage offers a peaceful retreat while still being conveniently located for local amenities.

Inside, the spacious and thoughtfully designed accommodation includes four bedrooms and three well-appointed bathrooms, ensuring comfort and practicality for family living. The welcoming interiors feature a cozy living area, a well-equipped kitchen, and ample space for both relaxation and entertaining. Large windows throughout the property allow natural light to flood in, enhancing the sense of warmth and charm.

Beyond the cottage's walls, the outdoor space is equally inviting, with beautifully maintained gardens offering a perfect spot to unwind and enjoy the stunning scenery. A detached garage provides additional storage or parking, adding to the property's practicality.

Graig Cottage is ideally located for those who enjoy countryside living, with scenic walking trails right on the doorstep, perfect for exploring the natural beauty of the area. Additionally, a selection of charming local pubs and restaurants are within easy reach, offering great food and a welcoming community atmosphere.

This delightful home is ideal for families or anyone looking to embrace a quieter pace of life while still enjoying modern comforts. Whether seeking a permanent residence or a countryside retreat, Graig Cottage offers a rare opportunity to own a historic home in a sought-after location.



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KEY FEATURES

- Detached
- Four bedrooms
- Three bathrooms
- Detached garage
- Amazing views
- Principal en-suite



STEP INSIDE



As you step into Graig Cottage, you are immediately welcomed by the expansive conservatory, a bright and airy space that showcases breathtaking panoramic views over Cwmbran, Newport, and the Bristol Channel. This tranquil setting is the perfect spot to relax and soak in the ever-changing landscape.

From the conservatory, you enter the cosy living room, a warm and inviting space ideal for unwinding after a long day. With its charming character and comfortable ambiance, this room truly feels like the heart of the home.

Leading off from the living room, you have direct access to the spacious dining room, a fantastic area for entertaining guests or enjoying family meals.

From here an adjoining door takes you into the well-appointed kitchen. This thoughtfully designed kitchen offers ample storage and workspace, making it perfect for preparing home-cooked meals. Additionally, it benefits from access to a downstairs wet room, providing added convenience for guests and busy households.

Approximate Gross Internal Area
Main House = 148 Sq M/1593 Sq Ft
Garage = 33 Sq M/355 Sq Ft
Total = 181 Sq M/1948 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 find four bedrooms, each offering a peaceful retreat with plenty of natural light.

The principal bedroom boasts its own private en-suite, adding a touch of luxury, while the additional bedrooms are served by a shower room.

STEP OUTSIDE



Stepping outside Graig Cottage, you'll find yourself surrounded by a charming and well-maintained 0.12-acre plot, offering a perfect blend of outdoor space and breathtaking views. This historic property is set in a truly picturesque location, providing a peaceful retreat while still being conveniently situated.

To the front, there is private parking for three vehicles, along with access to a detached garage, ideal for additional storage or secure parking.

To the rear, the outdoor space is designed to make the most of the stunning vistas over Cwmbrian, Newport, and even as far as the Bristol Channel. A decking area provides the perfect spot for alfresco dining or relaxing with a morning coffee, while the well-maintained lawn offers space for outdoor activities or simply enjoying the surrounding countryside.

Graig Cottage's outdoor setting is truly special - offering both practicality and a serene escape.

INFORMATION

Postcode: NP4 5XZ

Tenure: Freehold

Tax Band: F

Heating: Oil

Drainage: Private

EPC:





DIRECTIONS

The property is located half way down Cwrdy Lane off Mountain Road. Drive over the cattle grid and down towards Griffithstown, the property will be located on the left. You Can also access the property From Cwrdy Road in Griffithstown, where travelling up Cwrdy Lane the property will be on the right hand side after the bend.



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		
	47	74
England & Wales	EU Directive 2002/91/EC	

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