



LLANGYBI

Guide price **£900,000**



 **ARCHER & CO**

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GREENACRES

Parc Road, Llangybi, Usk, Monmouthshire NP15 1NL



Extended and renovated detached home,
Countryside views to the front and rear,
Sought after Village location.

This substantial detached residence, beautifully renovated and extended in recent years, offers a spacious five-bedroom layout set on a generous plot with far-reaching views to both the front and rear. Located in the sought-after village of Llangybi, the property enjoys a peaceful rural setting while remaining conveniently close to the charming towns of Usk and Caerleon, both offering a wide range of amenities, schools, and services. Further afield, Abergavenny and Monmouth provide even greater choice for shopping, dining, and leisure. Excellent road and rail links make commuting to Cardiff, Bristol, London, or the Midlands straightforward, appealing to both local and relocating buyers.

The Wye Valley and Vale of Usk offers dramatic landscapes and beautiful nature trails. Usk is full of character, with its lovely tearooms and shops, 11th century castle, and river. Further afield outdoor enthusiasts will appreciate the proximity to Bannau Brycheiniog National Park, with its stunning landscapes and abundance of walking, cycling, and adventure opportunities. Combining countryside tranquillity with accessibility, this home offers the best of both worlds in one of Monmouthshire's most desirable locations.



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KEY FEATURES

- Detached Residence,
- Renovated and extended,
- 5 bedrooms,
- 3 with En-Suite,
- Large open plan reception area,
- Sought after village location



STEP INSIDE



Step inside this beautifully presented home and you're welcomed by a bright and spacious hallway, where a tiled floor adds both style and practicality.

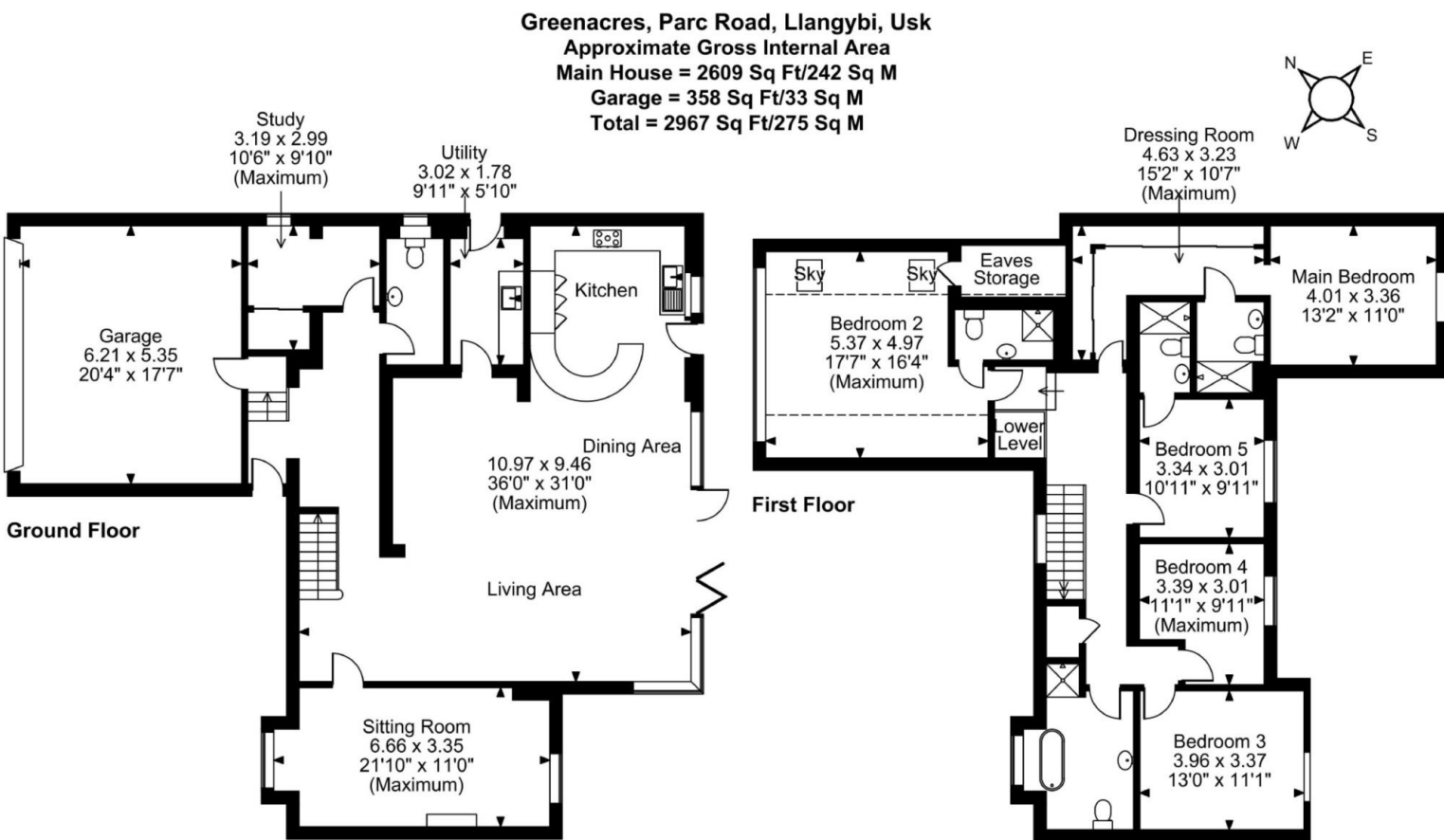
Timber doors lead to the main ground floor rooms, while a striking staircase with a contemporary timber and glass balustrade rises to the first floor, immediately setting the tone for the high standard of finish found throughout.

An open aspect from the hallway draws you into the heart of the home – a large, versatile reception space currently zoned into a relaxed sitting area, a formal dining area, and a sleek, modern kitchen. The kitchen features pristine white wall and base units, a curved breakfast bar, and integrated appliances. There are bi-folding doors opening out to the rear garden, creating a seamless link between indoor and outdoor living.

A separate utility room offers additional space and storage, with access to the side of the property.

At the far end of the ground floor is a dual-aspect lounge with a feature fireplace and views across the front and rear gardens, offering a peaceful space to unwind.

A ground floor study with fitted storage provides an ideal home office, while a modern cloakroom and internal access to the integral garage complete the downstairs accommodation.

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Upstairs, a light-filled landing leads to five well-proportioned bedrooms, three of which benefit from en-suite facilities. The principal suite also includes stylish fitted wardrobes, offering excellent storage.

Bedroom two is particularly impressive, with full-height windows that frame breathtaking views of the surrounding countryside to the front. A luxurious family bathroom serves the remaining bedrooms, featuring a contemporary four-piece suite with a stand-alone bath and separate shower enclosure.

Immaculately finished and thoughtfully laid out, this spacious and elegant home perfectly balances functionality with style.

Agents Note:

Heating is by a Biomass Boiler fuelled by wood pellets.

There is a Solar Panel System for water Installed in October 2022. 7.5kw Solar Panel System (roof mounted front and rear) with 19kwh Battery, Storage (located in garage)

STEP OUTSIDE



Step outside and you'll find a generous driveway at the front of the property, offering ample off-road parking for several vehicles and access to the integral double garage. A raised stone patio provides a perfect spot to relax and enjoy the open views, leading onto a wide expanse of lawn framed by mature hedges and trees that offer both privacy and a touch of natural beauty.

To the side there is a timber garden shed, which houses the biomass boiler and wood pellet store, there is also a gated pedestrian access to the rear garden.. At the back, a stone sun terrace adjoins the house, accessed via shallow steps from the main reception room, ideal for outdoor dining and entertaining. The rear garden itself is predominantly laid to lawn and fully enclosed, with mature trees offering shade and character. This tranquil outdoor space is the perfect complement to the home's spacious and stylish interior.

INFORMATION

Postcode: NP15 1NL

Tenure: Freehold

Tax Band: H

Heating: Biomass

Drainage: MAINS

EPC: C





DIRECTIONS

From Usk, proceed over the river bridge from Bridge Street and turn left towards Llangybi. Once you enter the village of Llangybi, take the first right hand turn into Parc Road. Proceed up Park Road, bearing left and then passing Clos Cartref on your left hand side. Greenacres will be found shortly, set back on your left hand side.

What3Words civic.salaried.dance



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	69	76
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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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.