



PENPERLLENI

Guide price **£750,000**



CARREG - Y - MELIN

Penperlleni, Pontypool, Monmouthshire NP4 0AH



4 Bedroomed detached home
Landscaped garden with pool
Village location

Tucked away along a private driveway, this four-bedroom detached home enjoys a peaceful setting in the charming village of Goytre. The location perfectly balances countryside tranquillity with everyday convenience. Goytre itself offers a welcoming community, a well-regarded local school, and a selection of village amenities, while the vibrant market town of Abergavenny and the larger centre of Pontypool are just a short drive away, providing extensive shopping, dining, and leisure options.

For commuters, excellent road and rail links place Cardiff, Bristol, and even London within easy reach, making this an ideal base for work or travel. Nature lovers will relish the surrounding scenery, with the breathtaking landscapes of Bannau Brycheiniog (formerly the Brecon Beacons) and the historic Monmouthshire and Brecon Canal network close by, offering endless opportunities for walking, cycling, and boating. This sought-after location offers the perfect blend of rural beauty and modern accessibility.



Guide price
£750,000



KEY FEATURES

- Detached Residence
- 4 Bedrooms
- Living room with bi-folding doors to balcony
- Modern fitted kitchen
- Driveway and double garage
- Large garden with swimming pool



STEP INSIDE



On entering this exceptional home, you are greeted by a welcoming main entrance hallway, which provides immediate access to the four generously proportioned bedrooms and the family bathroom on the ground floor. The layout offers a practical and versatile living arrangement, ideal for families or those seeking a home with flexible accommodation.

A staircase ascends to the first-floor landing, where the main reception areas unfold. To the right, a stunning triple-aspect living room takes full advantage of the views over the rear garden, flooding the space with natural light throughout the day. Bi-folding doors open onto a rear balcony, creating a seamless indoor-outdoor flow - perfect for entertaining guests or simply enjoying the peaceful surroundings.

To the left of the landing, a contemporary fitted kitchen showcases a range of sleek wall and base units with white countertops, combining style and functionality. A window to the rear allows for delightful garden views while preparing meals. The kitchen flows effortlessly into a secondary reception area, divided by a breakfast bar, creating a versatile space ideal as a dining room or additional sitting area. Completing the first-floor accommodation is a convenient cloakroom/w.c.

Returning to the ground floor, four double bedrooms provide ample space and comfort. The principal bedroom features a front-facing window, built-in wardrobes, and a dressing area, alongside a shower space with double doors opening directly onto the rear garden - offering both privacy and a tranquil retreat. The fourth bedroom, currently used as a cozy snug or secondary sitting room, also benefits from double French doors leading to the garden, enhancing the connection to the outdoors.

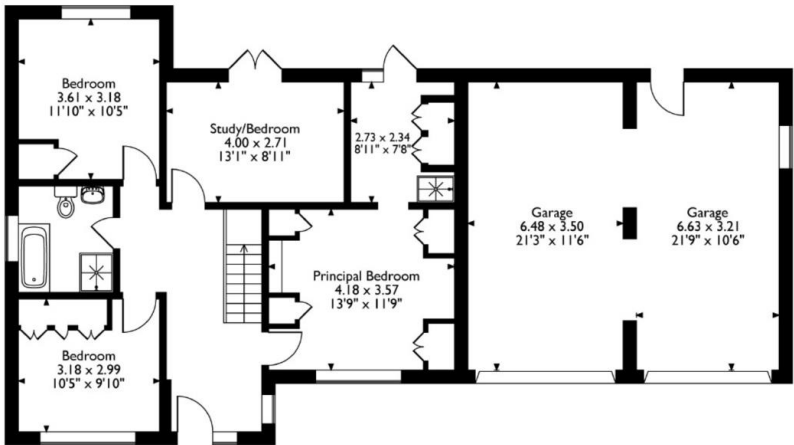
Carreg-y-Melin, Penperlleni, Pontypool

Approximate Gross Internal Area

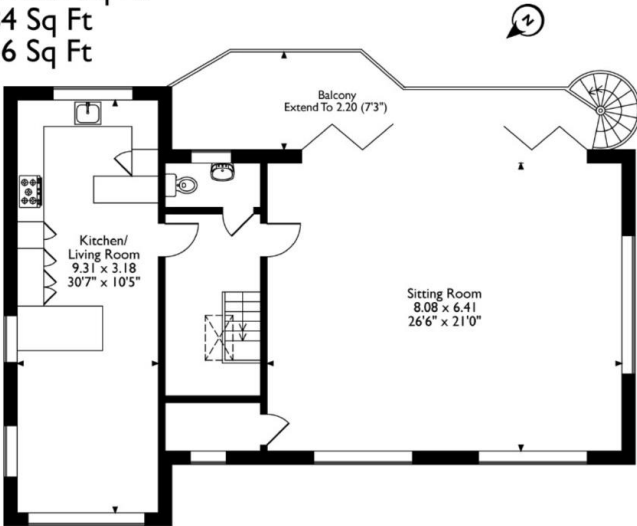
Main House = 173 Sq M/1862 Sq Ft

Garage = 45 Sq M/484 Sq Ft

Total = 218 Sq M/2346 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.

The ground floor is completed by a contemporary family bathroom, fitted with a stylish white suite and modern fixtures, providing a fresh and inviting space for the whole household.

This thoughtfully designed home combines functional living spaces with versatile accommodation and seamless connections to the surrounding garden, creating an inviting environment that caters to both relaxed family life and elegant entertaining.

STEP OUTSIDE



Approaching the property, a long gated brick-paved driveway provides ample off-road parking for multiple vehicles and leads to a twin integral double garage. The front garden, laid mainly to lawn, is beautifully framed by mature trees, shrubs, and hedged borders, offering both privacy and a welcoming entrance.

A side pathway leads to the landscaped rear garden, a true oasis of calm designed for relaxation and entertaining. Paved patios adjoin the house and flow into multiple seating areas, providing the perfect spaces to enjoy the outdoors. A swimming pool with a dedicated pump house adds a luxurious touch, while mature shrub, flower, and tree borders create a spectacular, private backdrop. Two garden sheds offer practical storage, and a spiral staircase from the sun-drenched patio provides direct access to the first-floor balcony, enhancing the seamless indoor-outdoor connection. This thoughtfully designed garden combines beauty, functionality, and tranquillity in equal measure.

INFORMATION

Postcode: NP4 0AH

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

What3Words [conjured.broke.swooned](#)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)	75	80
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

25 Bridge Street, Usk, NP15 1BQ
 01291 672212
 usk@archerandco.com
 www.archerandco.com



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.