



NEW INN

Offers over £500,000



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THE GARTH

Sluvad Road, New Inn, Pontypool, Monmouthshire NP4 0SX



Extended detached bungalow
4 bedrooms
Southerly aspect to rear with countryside views

This attractive detached bungalow enjoys an enviable position on the outskirts of New Inn, offering peaceful countryside views while remaining within easy reach of excellent local amenities. The property provides a rare opportunity for those seeking single-storey living in a semi-rural setting, yet still valuing convenience.

New Inn is well regarded for its strong community feel and variety of facilities, including shops, schools, and a mainline train station providing direct links to Cardiff, Bristol, and even London. A wider selection of shopping and leisure options can be found in the nearby towns of Pontypool and Abergavenny, along with the charming market town of Usk.

Nature enthusiasts will appreciate the proximity of Llandegveth Reservoir, ideal for scenic walks and outdoor activities. With its blend of tranquillity, accessibility, and attractive surroundings, this bungalow offers an appealing lifestyle for a range of purchasers.



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KEY FEATURES

- Detached bungalow
- 4 bedrooms
- Family bathroom
- Separate shower room
- Southerly facing rear garden
- Driveway and garage



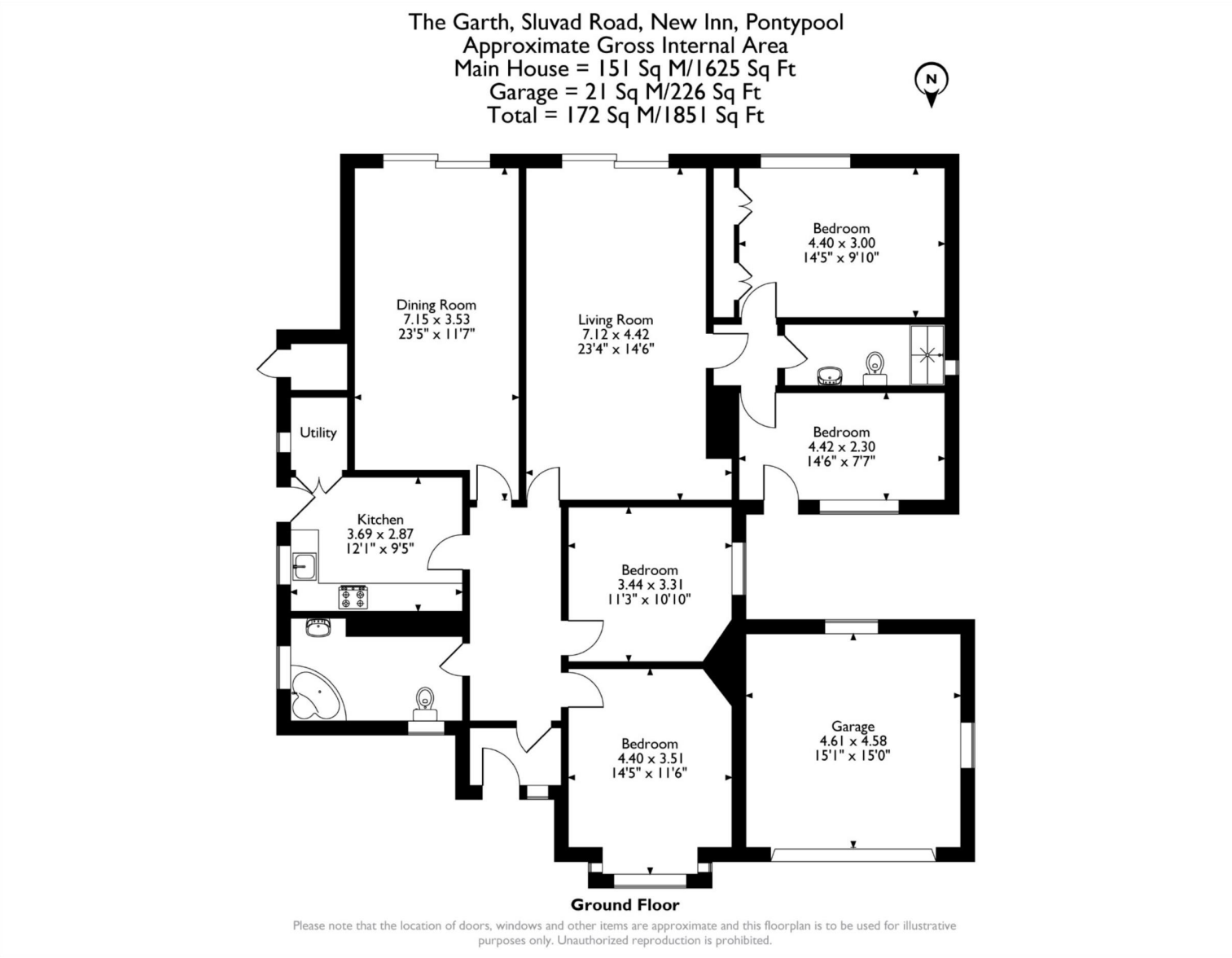
STEP INSIDE



Stepping inside, you are welcomed through a practical porchway that leads into the central hallway, the heart of this spacious bungalow.

Immediately ahead, two doors open into the principal reception rooms, each positioned to take full advantage of the wonderful countryside views to the rear. Both rooms are impressively proportioned and feature sliding patio doors that lead directly onto the rear terrace, creating a seamless connection between indoor and outdoor living. The warm wood panelling to the ceilings adds character and lends a charming chalet-style ambience to these inviting spaces.

To the left of the hallway lies the well-appointed family kitchen, fitted with a range of crisp white wall and base units and complemented by tiled flooring. Integrated appliances provide modern convenience, while built-in storage ensures practicality. A side window and external door allow natural light to flow in and offer easy access to the outside.



The main hallway also gives access to two comfortable double bedrooms, each offering ample space for furnishings.

Nearby, the contemporary bathroom features a modern suite, providing a stylish and functional space for day-to-day use.

From one of the reception rooms, an inner hallway leads to a further two bedrooms, both enhanced with fitted furniture for excellent storage solutions.

A shower room serves these bedrooms, making this section of the bungalow ideal for guests, extended family, or those seeking private, flexible accommodation.

One of the bedrooms in this wing also benefits from patio doors opening onto the rear garden, ensuring the impressive views and outdoor access can be enjoyed throughout the home.

Thoughtfully arranged and generously proportioned, the interior of this bungalow offers versatility and comfort in an enviable rural-edge setting.

STEP OUTSIDE



Outside, the property is well designed for both convenience and enjoyment of its scenic setting. To the front, a practical double entrance driveway allows easy in-and-out access while providing generous off-road parking for multiple vehicles. The integral garage offers additional parking or valuable storage space, all enclosed by a combination of walled and hedged boundaries that create a sense of privacy.

A side pathway leads you through to the rear garden, where the views truly come into their own. A brick-paved, raised patio extends along the back of the bungalow, offering a tranquil spot to relax, entertain, or simply take in the far-reaching countryside outlook. From here, steps lead down to a neatly lawned garden, providing a versatile outdoor area suitable for families, gardening enthusiasts, or those who simply enjoy peaceful surroundings.

AGENT'S NOTE:

We are advised that there was a flat roof extension 1973 approved 3/5/1973 ref Torfaen 5094 and that, following that, there was further historic planning (passed in 1986) for removal of a flat roof, new pitched roof with dormer rooms (86/P/11596). The pitched roof was added over the flat roof but the extra accommodation was not carried out. Plans are available on request.

INFORMATION

Postcode: NP4 0SX
Tenure: Freehold
Tax Band: G
Heating: Gas
Drainage: Private
EPC: C





DIRECTIONS

What3words: cabbies.fearfully.ramp



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		82
B (81-91)		
C (69-80)	69	
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	

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