



LLANGYBI

Guide price **£425,000**



10 THE CROFT

Llangybi, Usk, Monmouthshire NP15 1TX



3 Bedroomed home set in a Cul-de-Sac
3 bedrooms and first floor bathroom
Driveway for multiple vehicles and single garage

Tucked away in a peaceful cul-de-sac in the sought-after Monmouthshire village of Llangybi, this three-bedroomed dormer-style semi-detached home offers an enviable blend of countryside tranquillity and everyday convenience. The village itself enjoys a welcoming community atmosphere and is home to the popular The White Hart, perfect for relaxed dining just moments from your door.

A short drive or bus ride leads to the thriving market town of Usk, renowned for its independent shops, cafés, restaurants and well-regarded schools, while the historic Roman town of Caerleon offers further cultural charm and amenities.

For commuters, excellent road and rail links provide easy access to Newport, Cardiff and Bristol, with London Paddington also readily reachable. Surrounded by beautiful Monmouthshire countryside and within easy reach of Bannau Brycheiniog, the location is ideal for those seeking scenic walks and outdoor adventure.



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KEY FEATURES

- Semi-Detached residence
- 3 bedrooms
- Living room with doors to rear
- Dining room
- 1st floor bathroom and Ground floor shower room
- Driveway and Garage



STEP INSIDE



Step inside via the side entrance and you are welcomed into a central hallway that sets the tone for the rest of the home.

From here, doors lead to the principal ground floor rooms, while a staircase rises to the first-floor landing, creating a natural flow throughout the property.

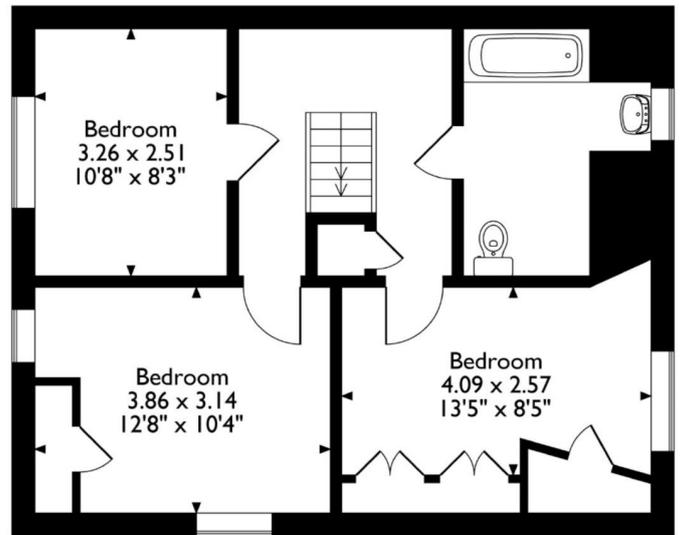
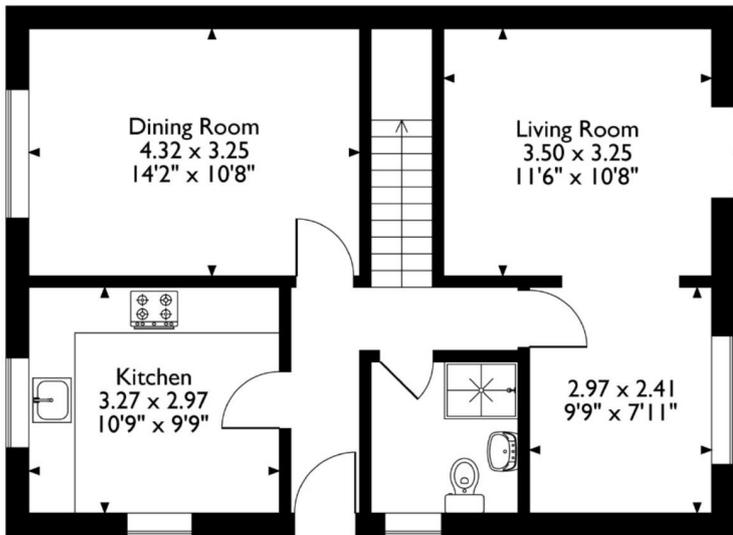
The main reception room is a spacious living room thoughtfully arranged into two distinct areas, offering flexibility for both relaxing and entertaining. A window to the rear allows natural light to filter in, while French doors open directly onto the garden, seamlessly connecting indoor and outdoor living during the warmer months. A feature fireplace with an ornate surround forms an attractive focal point, adding warmth and character to the space.

To the front of the property, the dining room enjoys a pleasant outlook and provides an ideal setting for family meals or more formal gatherings.

Also positioned at the front, the fitted kitchen combines practicality with charm. A range of white wall and base units is complemented by timber work surfaces, while characterful travertine stone flooring adds texture and warmth underfoot. There is ample space for appliances, along with a breakfast bar for casual dining or morning coffee. A traditional Belfast sink enhances the room's appeal, blending classic style with everyday functionality.

Completing the ground floor is a well-appointed shower room, fitted with a shower cubicle, WC and wash hand basin. Tiled walls and flooring create a clean, cohesive finish.

10, The Croft, Llangybi, Usk
Approximate Gross Internal Area
107 Sq M / 1152 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.

Upstairs, the first-floor landing provides access to three bedrooms.

The principal bedroom enjoys a dual aspect, allowing light to pour in and creating a bright, airy retreat.

The two main bedrooms benefit from built-in storage, ensuring practical and clutter-free living.

The family bathroom is fitted with a white suite and also provides access to useful eaves storage, maximising the available space.

STEP OUTSIDE



Stepping outside, the property enjoys attractive and well-maintained gardens to both the front and rear. To the front, a neatly lawned garden is complemented by a stone chipping border and a central ornamental tree, surrounded by established shrubs that add colour and interest throughout the seasons. A brick paved driveway extends to the front and along the side of the house, providing off-road parking for several vehicles and leading to a single garage with an up-and-over door.

The rear garden is fully enclosed by timber fencing, creating a safe and private space ideal for families and entertaining. Thoughtfully landscaped, it is laid mainly to lawn with a stone chipped area directly adjoining the house, perfect for low-maintenance seating. A brick paved sun patio offers an ideal spot for outdoor dining, while a timber garden shed sits neatly at the rear.

INFORMATION

Postcode: NP15 1TX
Tenure: Freehold
Tax Band: E
Heating: Oil
Drainage: Mains
EPC: D





DIRECTIONS

What3words: [universes.credited.stuff](https://www.what3words.com/universes-credited-stuff)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E	58	
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			80

England & Wales EU Directive 2002/91/EC

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