



# LLANGYBI

Guide price **£650,000**



# 1 THE OAKS

Llangybi, Usk, Monmouthshire NP15 1PQ



Substantial residence set on corner plot,  
Spectacular views to rear, village location.  
No onward chain.

Located on a corner plot in a small cul-de-sac in the picturesque village of Llangybi is this 4 bedroomed detached home enjoying superb views to the rear. This property is being sold with no onward chain.

Nestled in the picturesque Monmouthshire village of Llangybi, this charming four-bedroom detached residence enjoys a prime corner plot within a quiet cul-de-sac. Llangybi is a sought-after location, offering a welcoming community, a traditional village pub, and scenic country walks right on the doorstep.

The nearby historic towns of Usk and Caerleon provide a range of amenities, including independent shops, well-regarded schools, doctor surgeries, and a selection of pubs and restaurants. For a wider array of leisure and shopping facilities, the larger towns and cities of Monmouth, Newport, and Cardiff are all within easy reach.

For commuters, excellent road and rail links connect to Bristol, London, and the Midlands. Outdoor enthusiasts will also appreciate the proximity to the stunning Bannau Brycheiniog (formerly Brecon Beacons), offering endless opportunities for hiking and exploration in the heart of the Welsh countryside.



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### KEY FEATURES

- Detached residence,
- 4 bedrooms, en-Suite facilities,
- 3 reception rooms,
- Detached double garage,
- Rear garden with countryside views.



# STEP INSIDE



Stepping inside this beautifully designed home, you are immediately welcomed into a bright and airy main hallway, where a striking double-height ceiling enhances the sense of space. A staircase to the right leads up to the impressive galleried landing, while doors from the hallway provide access to the ground floor reception rooms.

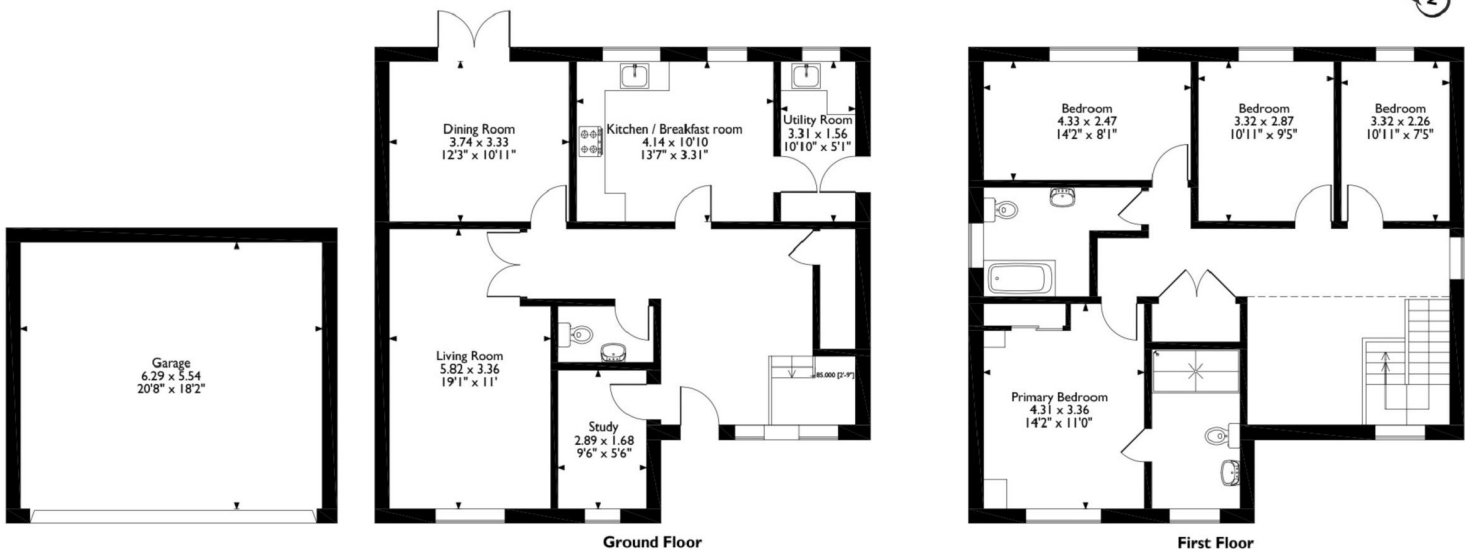
To the left, a well-appointed home office/study offers a quiet space to work, with a window overlooking the front garden. Adjacent to this, the front-facing lounge is accessed via double doors from the hall, providing a generous and inviting space to relax. A focal fireplace with an ornate brick surround adds warmth and character to the room.

At the rear of the property, a versatile third reception room enjoys superb views of the garden and surrounding landscape. Currently used as a cosy secondary lounge/snug, this adaptable space could easily function as a formal dining room, perfect for entertaining. Double doors open from here to the rear garden, seamlessly blending indoor and outdoor living.

Next to this reception space, the stylish fitted kitchen enjoys two windows overlooking the rear garden, filling the room with natural light. Modern wall and base units, installed by the current owners, provide ample storage, complemented by high-quality integrated appliances, including a dishwasher, double oven, and induction hob. A door leads through to the utility room, which has been designed to match the kitchen, offering additional storage and appliance space. A side door provides convenient outdoor access.

Completing the ground floor is a well-appointed cloakroom, along with a built-in storage cupboard off the main hallway.

I, The Oaks, Llangybi, Usk  
 Approximate Gross Internal Area  
 Main House = 166 Sq M/1786 Sq Ft  
 Garage = 35 Sq M/377 Sq Ft  
 Total = 201 Sq M/2163 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, the striking galleried landing offers a wonderful vantage point over the hallway below. This space is enhanced by built-in storage and leads to the four main bedrooms.

The principal suite is a luxurious retreat, benefiting from fitted bedroom furniture and a private en-suite bathroom, finished in a modern, neutral style.

The remaining three bedrooms are generously proportioned, all with views to the rear, each offering flexibility to accommodate family members or guests. A well-equipped main family bathroom serves these bedrooms, providing a contemporary and functional space.

Designed with both style and practicality in mind, this impressive home offers spacious and flexible living, perfectly suited for modern family life.

# STEP OUTSIDE



Stepping outside, the property enjoys a generous plot with well-maintained gardens and stunning countryside views. To the front, a gravelled stone driveway provides ample parking for multiple vehicles and leads to a detached double garage with an up-and-over vehicular door. The front garden is mainly laid to lawn, bordered by neatly trimmed hedging, creating a welcoming approach. Shallow steps lead down to the front door, while a gated pathway to the side provides access to the rear garden.

To the side of the property, raised vegetable beds offers space for homegrown produce. The rear garden is a true highlight, with a sun patio directly adjoining the house perfect for outdoor dining and relaxation. The lawned garden extends towards the countryside, framed by hedged borders for privacy. A secondary seating area at the far end of the garden makes the most of both the far-reaching views and the sunlight, creating a peaceful retreat.

## INFORMATION

Postcode: NP15 1PQ  
Tenure: Freehold  
Tax Band: G  
Heating: Gas LPG  
Drainage: Mains  
EPC: E





## DIRECTIONS

On entering the village of Llangybi from the Usk direction, take the first turning on the left into The Oaks. The property will be found to the right.

What3words feasts.pops.befitting



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	65
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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