



NEW INN

Guide Price **£400,000**



107 USK ROAD

New Inn, Pontypool NP4 8AF



Great location
Open plan kitchen/diner
Beautiful parquet flooring

Welcome to Cariat, a charming three-bedroom detached home nestled in a peaceful semi-rural position within the increasingly sought-after area of New Inn. Enjoying delightful countryside views to the rear, this much-loved property has been carefully maintained by the same family for decades and now presents a rare opportunity for new owners to modernise and make it their own.

Set on a generous plot, Cariat offers spacious and versatile living accommodation ideal for growing families. The home retains a warm and welcoming atmosphere throughout, while offering excellent scope to add value.

Perfectly positioned, the property is just a short distance from a range of local pubs, restaurants, and highly regarded schools. It also benefits from excellent transport connections, including easy access to the M4, making commuting simple. Nearby attractions include Pontypool Park, the vibrant shopping hub of Cwmbran town centre, and the picturesque village of Usk, all just a short drive away. Cariat truly blends comfort, location, and potential.



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KEY FEATURES

- Three double bedrooms
- Detached
- Great views over the countryside
- Ideal family home
- Great levels of potential
- Beautifully maintained garden



STEP INSIDE

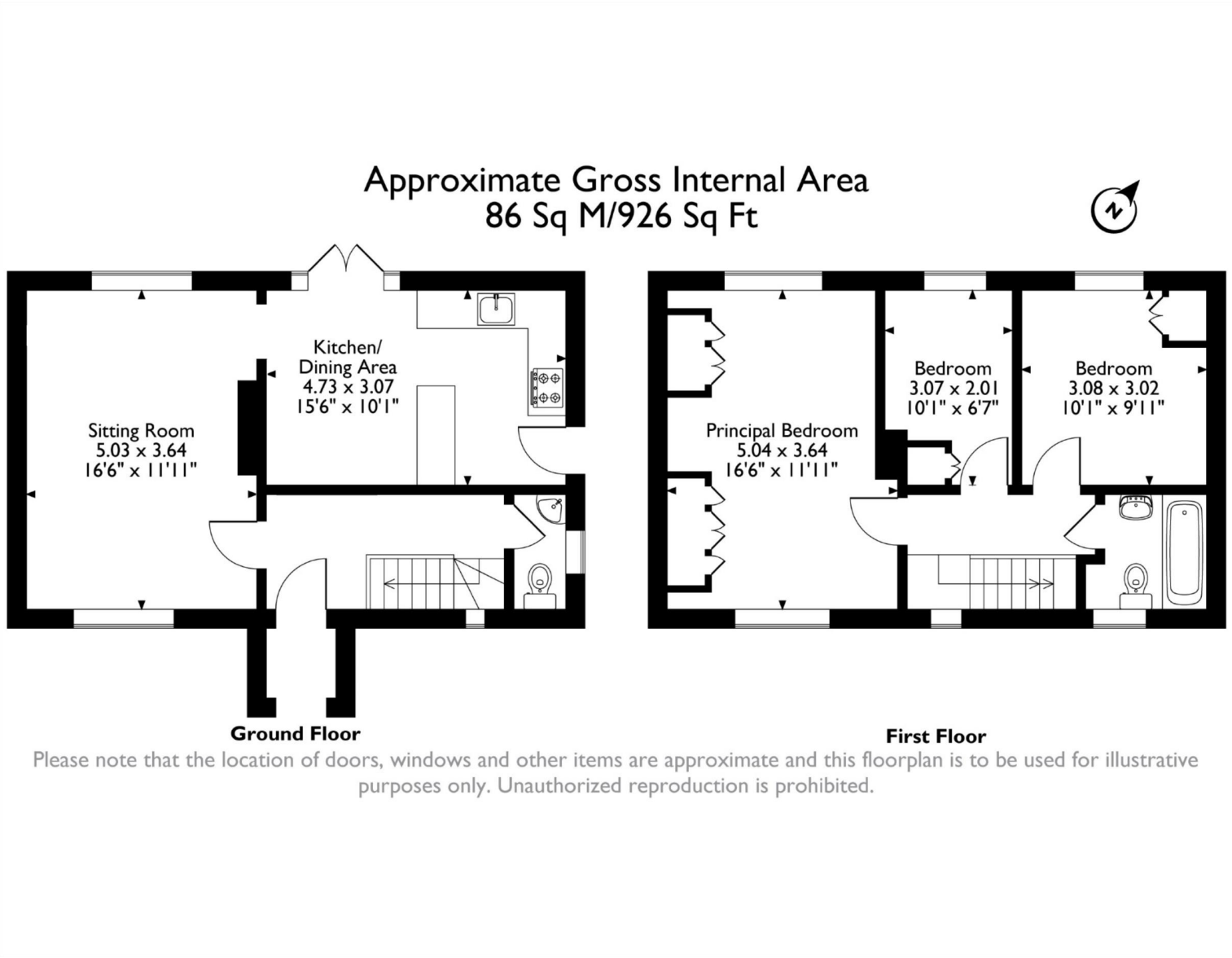


As you step inside Cariad, you are greeted by a welcoming entrance hall featuring charming traditional parquet flooring, which immediately sets the tone for the home.

The hall provides access to a convenient downstairs cloakroom, perfect for guests, as well as leading into the spacious family lounge.

The lounge is a comfortable and light-filled space, ideal for relaxing or entertaining, with ample room for a variety of furniture layouts.

From here, you flow seamlessly into the open-plan kitchen and dining area, an ideal hub for family life. This space enjoys direct access to the rear garden, making it perfect for indoor-outdoor living during the warmer months.



STEP OUTSIDE



Step outside Cariad and discover a generous and beautifully established plot that perfectly complements the charm of the home. To the front, a welcoming pathway leads to the front door, flanked by a well-kept lawn bordered with mature trees and shrubs that provide both privacy and curb appeal. There is also convenient side access to the rear garden.

The rear garden is a true highlight of the property, lovingly maintained by the current owners and bursting with life. An array of mature trees, vibrant shrubs, and fruit trees create a tranquil, green oasis, ideal for those who enjoy gardening or simply relaxing in nature. The garden enjoys an enviable semi-rural outlook, offering uninterrupted vistas over the surrounding countryside.

A thoughtfully placed patio area provides the perfect setting for outdoor entertaining, summer barbecues, or alfresco dining with family and friends. Spacious, private, and full of potential, the outdoor space at Cariad offers a peaceful retreat and a true extension of the home.

INFORMATION

Postcode: NP4 8AF
Tenure: Freehold
Tax Band: E
Heating: Gas
Drainage: Mains
EPC: D





DIRECTIONS

Head south on Pontypool Roundabout toward A4042, continue on A4042 for 0.5 miles, take the first exit at Court Farm Roundabout onto Usk Road, then take the second right and continue on Usk road, and the property will be located on the right number 107.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		76
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	49	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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