



LLANBADOC

Guide price **£650,000**



ARCHER & Co

# CANDLE WOOD COTTAGE

Rhadyr, Usk, Monmouthshire NP15 1PY



Discover modern living in a serene setting.  
Expansive gardens joining modern design.  
Three/Four-bedroom retreat with versatile spaces.

This delightful detached house, Candle Wood Cottage, showcases a blend of modern architectural features and a serene outdoor setting. Located in Rhadyr, Llanbadoc, Usk, Monmouthshire, the property is thoughtfully designed with spacious layouts across its three/four bedrooms and two bathrooms. The inviting reception rooms provide ample space for relaxation and gatherings, emphasising a lifestyle that balances comfort and elegance. The well-maintained exterior complements the property, featuring a landscaped front area adorned with green foliage.

At the rear, a sizeable deck and patio offer stunning views of an expansive green field, leading into a lush garden filled with varied plantings, mature trees, and even a small orchard. With paths meandering through the garden and multiple seating areas, this home is perfect for outdoor enjoyment, making it a true retreat.



Guide price  
£650,000



### KEY FEATURES

- Spacious detached house
- Lush landscaped garden
- Modern design with large windows
- Expansive deck and patio
- Multiple reception rooms
- Convenient location in Llanbadoc



# STEP INSIDE



Inside Candle Wood Cottage, the spacious layout is designed for versatile living.

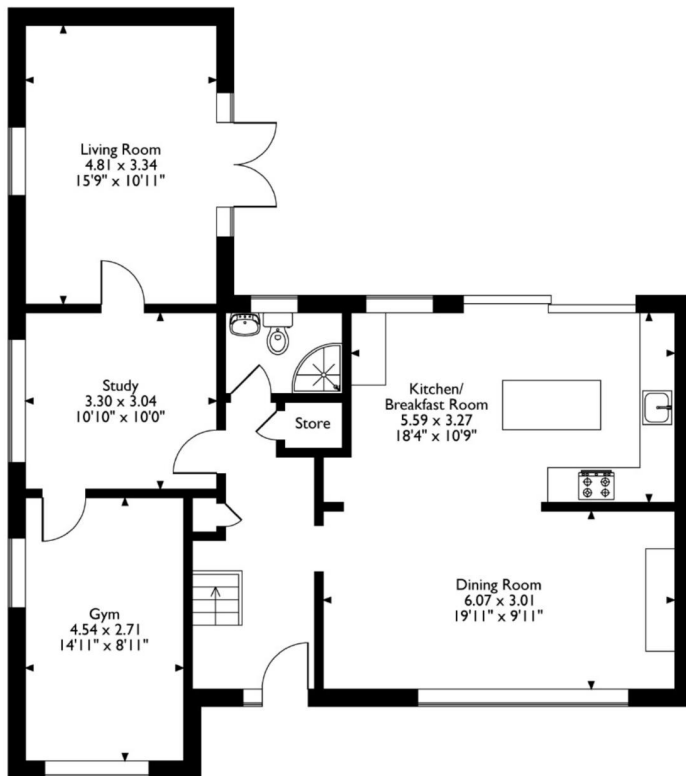
The three/four bedrooms, three on first floor and study/fourth bedroom on the ground floor, provide ample accommodation, making it ideal for family life or hosting guests.

Each room benefits from large windows that invite natural light, creating bright and airy spaces.

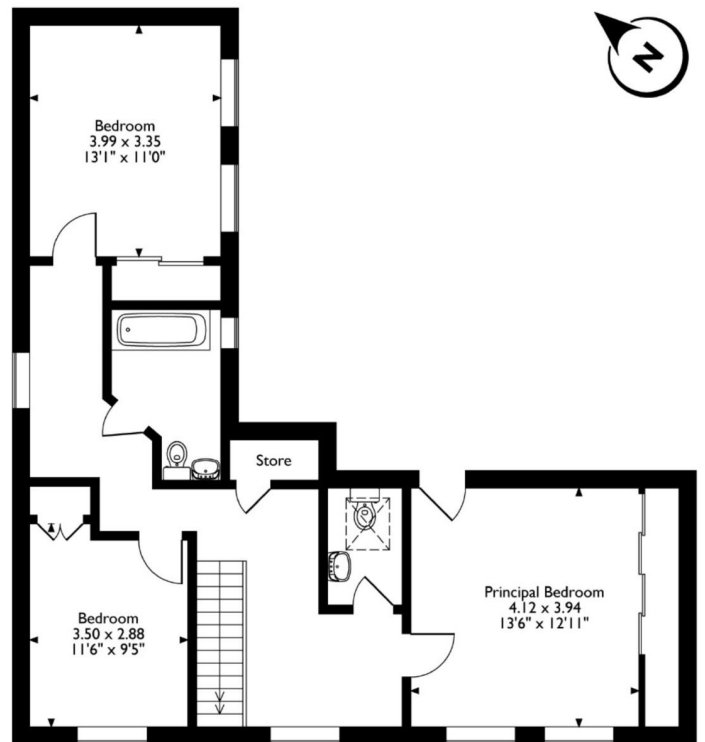
With two bathrooms, convenience is a key feature of the home.

## Candle Wood Cottage, Rhadyr, Llanbadoc, Usk

### Approximate Gross Internal Area 167 Sq M/1798 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 reception rooms, with their generous proportions, create an ideal setting for both entertaining and relaxation.

The modern design enhances the sense of space while retaining the character of an older property. Each area flows seamlessly into the next, fostering an inviting atmosphere throughout the home.

The kitchen features contemporary worktops and ample storage, perfect for culinary pursuits.

This harmonious interior makes Candle Wood Cottage a perfect family home or a sophisticated setting for entertaining.

# STEP OUTSIDE



The outside of Candle Wood Cottage is as impressive as its interior. Surrounded by a well-kept garden, the property boasts a delightful layout that includes a large deck and patio ideal for alfresco dining or simply enjoying the view of the expansive green field. The garden is lush and inviting, with various trees, mature shrubs, and well-maintained flower beds adding to its charm.

The dedicated paths and seating areas ensure that every corner of the garden can be appreciated for relaxation or recreation. A wooden shed provides storage space while enhancing the rustic feel of the garden. Mature trees line the boundaries, offering privacy and a sense of tranquillity.

The overall setting is a perfect blend of nature and usability, making for a delightful outdoor experience.

## INFORMATION

Postcode: NP15 1PY

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: PRIVATE

EPC: C





## DIRECTIONS

///hazy.machine.total



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	72	80
55-68	D		
39-54	E		
21-38	F		
1-20	G		
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.