



LITTLE MILL

Guide price **£590,000**



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2 CLOS MELIN COED

Monmouthshire NP4 0HY



Executive Detached four bedroomed home
Landscaped rear garden with Southerly aspect
Detached double garage and driveway

This executive family home is tucked away in a small cul-de-sac in the picturesque village location of Little Mill. Ideally situated for local amenities like the Village Hall, local pubs and several countryside walks, the property is also conveniently located for additional facilities on offer in the beautiful market town of Usk as well as the larger towns of Pontypool, Cwmbran, Newport and Abergavenny.

For those wishing to commute to larger cities like Cardiff, Bristol or London, major road links like the M4 and major rail links are not far away.



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KEY FEATURES

- Four bedroom detached home
- En-Suite facilities to two bedrooms
- Two generously proportioned reception rooms
- Large kitchen/dining room plus utility room
- South facing, landscaped rear garden
- Detached double garage & driveway



STEP INSIDE



On entering this delightful home, you are greeted by a spacious entrance hallway with staircase rising to first floor landing.

There are panelled doors giving access to the two main reception rooms.

The largest of these being the lounge with a dual aspect including French doors that open onto the rear patio.

The family room itself offers a more snug feel, ideal for cosying up on winters' evenings in front of a good film or a book.

Adjoining this room is the incredible kitchen/dining room. A perfect room for entertaining having a vast amount of space for a large family dining table plus doors that open to the sun patio at the rear of the house.

There are ample wall and base units plus a free standing island unit an Insinkerator boiler water tap and finishing off with a rustic, ornate timber surface over.

A utility room provides additional storage, stainless steel sink and drainer plus space for washing machine and separate door to the rear garden.

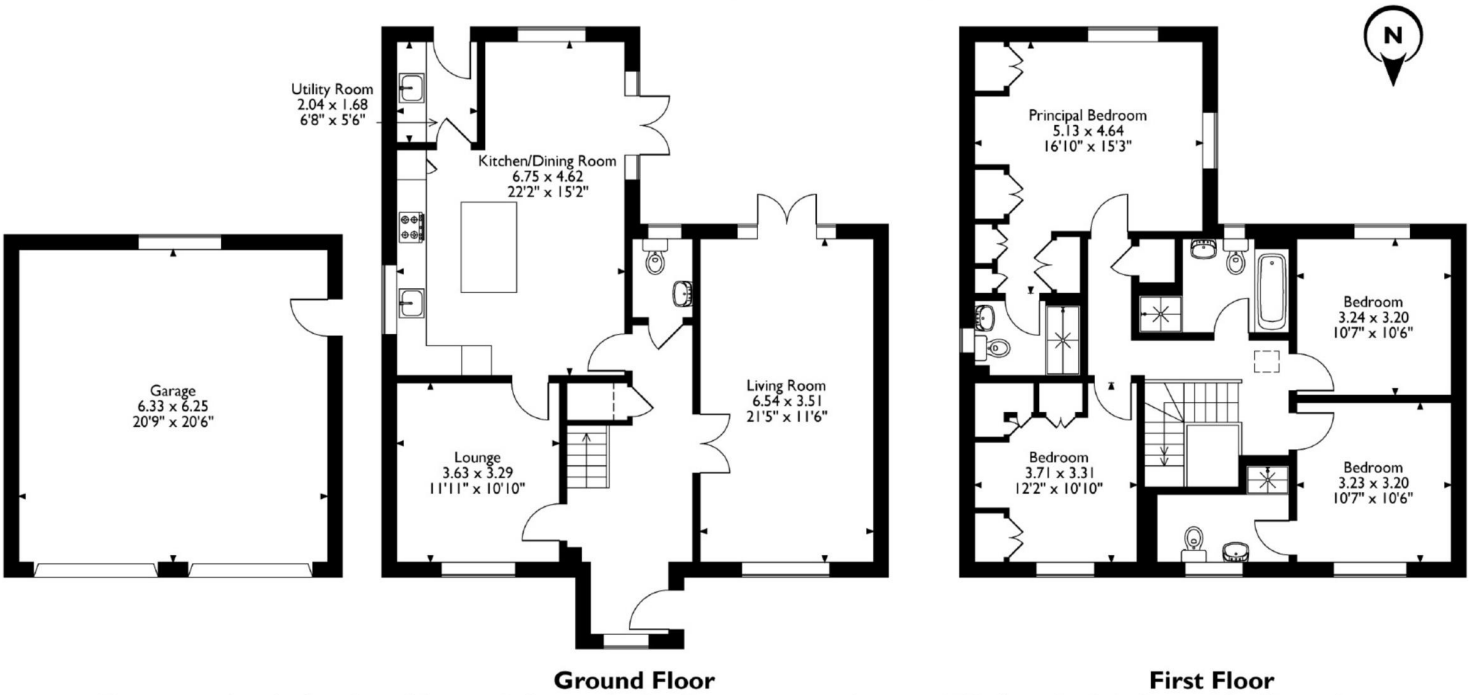
Clos Melin Coed, Little Mill, Pontypool, Sir Fynwy

Approximate Gross Internal Area

Main House = 166 Sq M/1787 Sq Ft

Garage = 40 Sq M/431 Sq Ft

Total = 206 Sq M/2218 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.

To the first floor, the generous landing gives access to four double bedrooms, with two bedrooms boasting superb en-suite facilities.

There is also a main family bathroom accessed from the landing.

The principal suite being to the rear of the property and being dual aspect with a range of fitted bedroom furniture.

STEP OUTSIDE



Externally is where this executive family home truly comes to life, with a landscaped rear garden enjoying a Southerly aspect ideal for warmer evenings entertaining friends and family. There is a sandstone patio area perfect for table and chairs plus a pleasant lawned garden with mature foliage providing ample screening giving the garden a private and enclosed feel. A gated courtyard area can be found in the corner of the garden providing a secluded section currently used by the present owners to house a hot-tub and sauna. Behind the garage is another sectioned area ideal for housing refuse bins and additional storage.

There is a double width driveway to the side of the house which in turn leads to a detached double garage with twin up and over doors. The pitched roof on the garage allows for additional storage as required. A pedestrian gate links the front and rear of the property, making it ideal for transporting shopping from the car to the kitchen.

INFORMATION

Postcode: NP4 0HY
Tenure: Freehold
Tax Band: G
Heating: Gas
Drainage: Mains
EPC: B






DIRECTIONS

From Usk travel south west on Bridge Street crossing the river Usk on the bridge. On leaving the bridge bear right signposted to Pontypool. Continue for approximately 4 miles before turning right into Cae Melin as you enter Little Mill. Clos Melin Coed is then immediately on your left hand side. As you enter the cul-de-sac, Number 2 is shortly found on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			93
(81-91) B		85	
(69-80) C			
(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	

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