



**USK**

**Lovely Semi Detached Cottage**  
Convenient to all amenities  
Long Let Preferred. No Smoking. No DSS. No HB

**£575 Per month**  
Plus Deposit, Plus Fees

 ID 755



- Living Room
- Kitchen
- Cloakroom/w.c.
- Two Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing

 **PARRYS**  
LETTINGS

# 19A, MILL STREET, USK, MONMOUTHSHIRE, NP15 1AN

## DESCRIPTION

Offering easily managed accommodation this most attractive cottage would be well suited to occupation by a busy professional person/couple as with limited external areas (forecourt and rear access from side) it excludes any obligation to garden maintenance. Mill Street is one of the towns more favoured residential areas being a quiet side street leading off Old Market Street opposite the Kings Head Hotel and running down to the Cricket field at its southern end. Usk itself is well established as a sought after community in which to live providing good local amenities of an urban type while offering many recreational opportunities of a rural nature, lying on the banks of the river from which the Town and the Valley take their names. From its position in the centre of the County commuting to the major industrial centres of South Wales, the West Country and the Midlands is readily achieved via the A449 linking with the major road networks.

## ACCOMMODATION

### GROUND FLOOR

Open porch canopy, UPVC exterior door to:

#### FRONT LIVING ROOM 15'9" into bay X 15'4" max (4.80m into bay X 4.67m max)

Splay bay window, gas fire in natural stone fireplace surround, double and single radiators, staircase off with cupboard under.

#### KITCHEN 8'10" X 10'8" (2.69m X 3.25m)

Range of light oak wall cupboards including glazed display cabinets, matching floor units with cupboards and drawers under working surfaces, stainless steel sink unit, built in Hygena oven with gas hob and hood over, washing machine, radiator, ceramic til

### LOBBY

With fridge/freezer.

### CLOAKROOM/W.C.

Wash hand basin in vanity unit with cupboard, low level toilet, ceramic tile floor.

### FIRST FLOOR

NULL

### LANDING

NULL

#### FRONT BEDROOM 1 14'6" X 12' (4.42m X 3.66m)

Radiator, built in wardrobe with top cupboards over.

#### REAR BEDROOM 2 7'6" X 6'6" (2.29m X 1.98m)

Radiator, Velux roof light.

#### BATHROOM 7'4" X 10'8" (2.24m X 3.25m)

White suite comprising panelled bath, pedestal wash hand basin, low level toilet, bidet, fully tiled shower enclosure with Triton electric unit, radiator.

### OUTSIDE

Paved forecourt. Pedestrian rear access from side gate off Mill Street Close.

**Agents note - Non refundable administration fees payable by tenants - Sole application £132 - inc VAT, Joint/Family application**



## AGENTS NOTE

Non-refundable admin fees apply. Individual £132 inc VAT, joint/family £180 inc VAT. Additional fees may apply for guarantors or pets. Deposit usually 1.5 times monthly rent, payable in advance with first months rent. Min age 18. Tenants responsible for all usual property outgoings in Council Tax, water, electric, gas telephone etc. No smoking, pets or DSS.

## DIRECTIONS

From Bridge Street turn left into New Market Street adjacent to the former Cardiff Arms and the Police Station. Follow the road bearing left at its end then take the first right into Mill Street opposite The Kings Head Hotel. The property will be found on the left hand side after almost one hundred yards at the junction with Mill Street Close.

**TO FIND OUT MORE OR TO ARRANGE A VIEWING PLEASE CONTACT PARRYS PROPERTY**

Tel: | Email: [usk.lettings@parrys.com](mailto:usk.lettings@parrys.com) | Web: [www.parrysproperty.co.uk](http://www.parrysproperty.co.uk)

Floor plans within this brochure are a sketch for illustrative purposes and are intended as an approximate guide only. The floor plans and measurements should not be relied upon as being accurate, to scale or as a representation of fact. FIXTURES & FITTINGS of the property are offered at the full price quoted and as described, but please note that none of the appliances or services have been tested. Any item not mentioned is specifically excluded. **IMPORTANT NOTICE** These particulars are set out as a guideline only. Any areas, measurements or distances are approximate. Descriptions are inevitably subjective and those made herein are made in good faith as an opinion but not by way of a statement or fact.

