



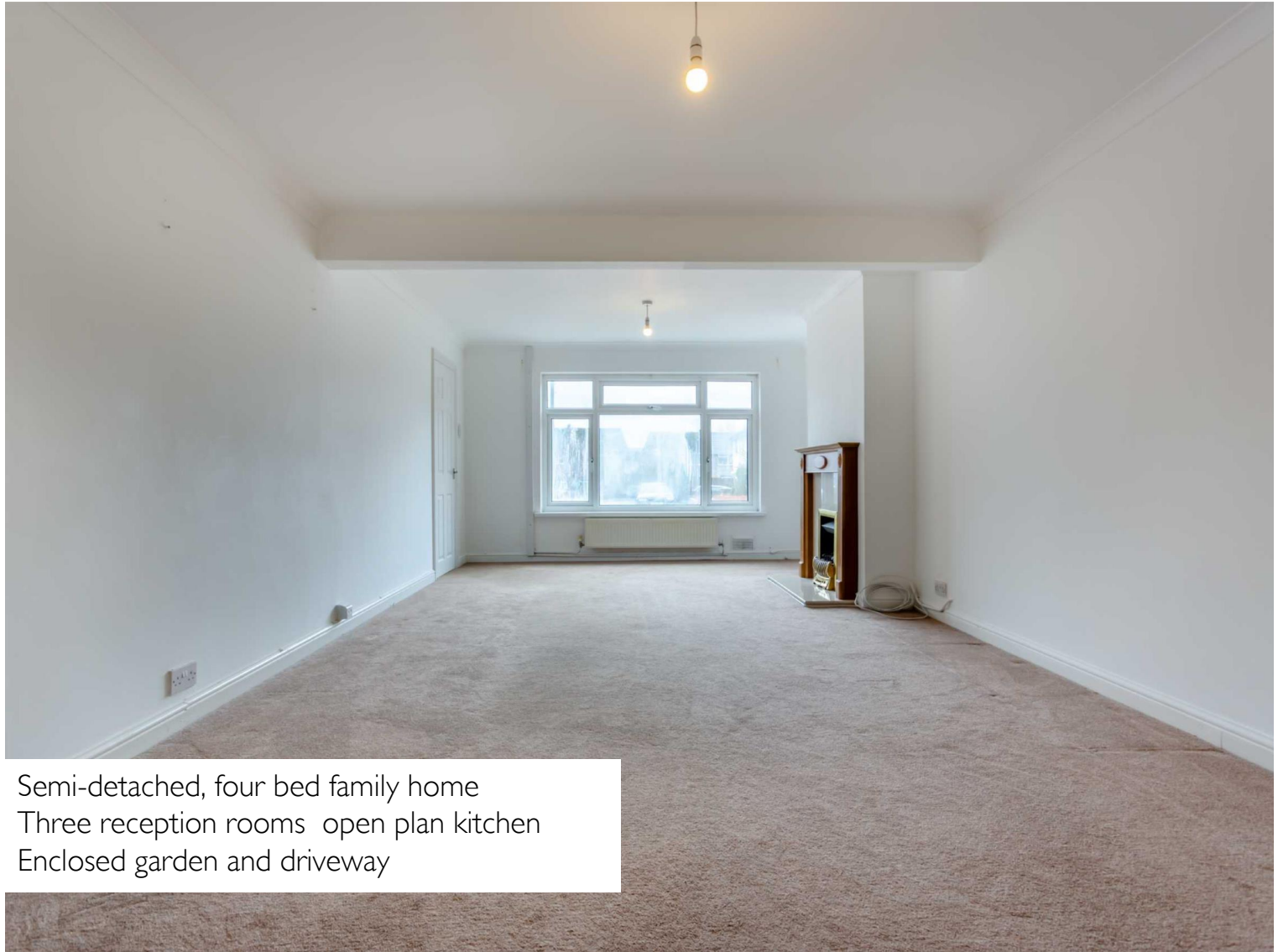
USK

Guide price **£350,000**



15 THE MEADOWS

Monmouthshire NP15 1BT



Semi-detached, four bed family home
Three reception rooms open plan kitchen
Enclosed garden and driveway

Located in a quiet cul de sac in the heart of Usk, this delightful semi-detached property is within a stones throw from the quaint market high street. Usk has a wonderful sense of community, with charming antique stores, coffee shops and a bakery.

There is a doctor's surgery, veterinary clinic, and the well-regarded primary school, making it ideal for a family. The location offers easy access to neighbouring towns of Monmouth, Chepstow and Newport, providing fantastic road and rail links for those commuting.



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£350,000



KEY FEATURES

- Semi detached property
- Four bedrooms
- Three reception rooms
- Family bathroom & cloakroom
- Driveway
- Enclosed rear garden



STEP INSIDE



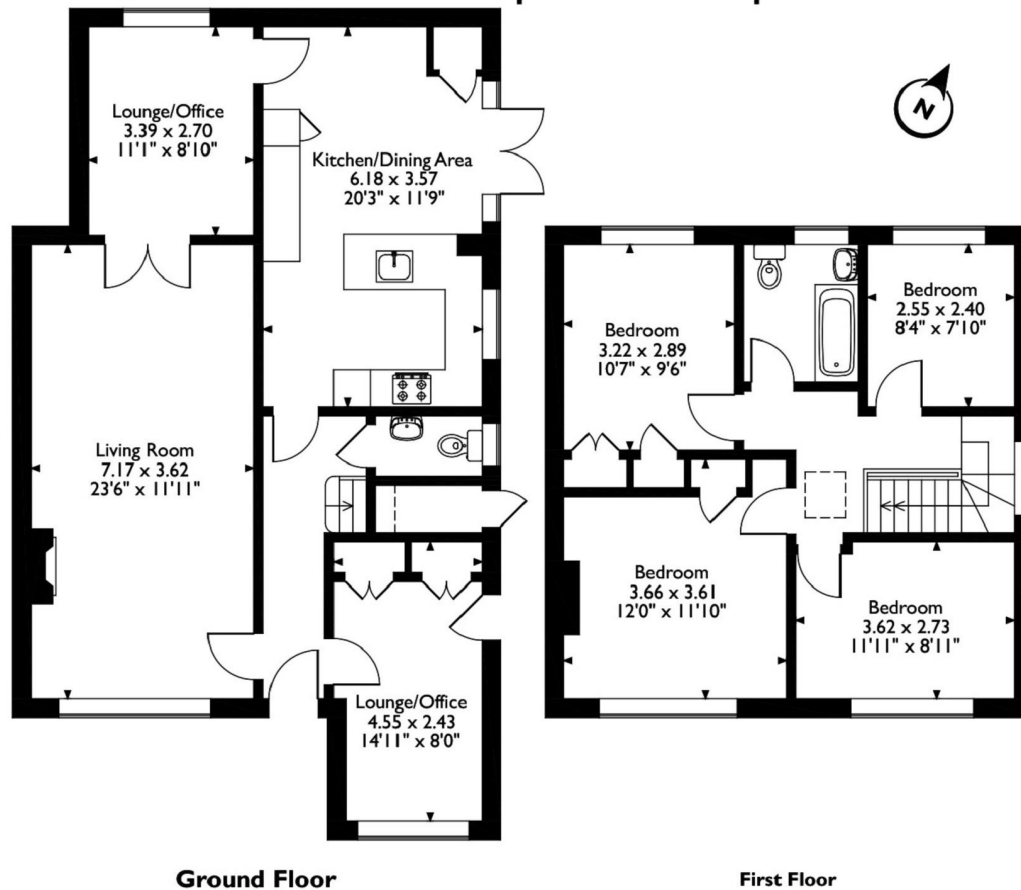
Welcomed into the entrance hallway, the property has three reception rooms, with a cosy lounge/office to the front of the property and a spacious living room to the left.

The office benefits from fitted wardrobes, ideal for utilising space and a side external door. The living room is centred by a fireplace, with double doors folding through to another reception room at the rear.

The open plan kitchen/dining area is perfect for entertaining and family living, with a breakfast bar for informal dining and space for a breakfast table.

The kitchen benefits from a range of wall and base units with integrated appliances to include an oven and four-ring hob.

Approximate Gross Internal Area
Main House = 134 Sq M/1442 Sq Ft
Outside Storage = 1 Sq M/11 Sq Ft
Total = 135 Sq M/1453 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.

A convenient cloakroom can be found from the hallway, while beneath the stairs, there is a storage cupboard, accessed from the exterior of the property. The property benefits from a newly installed combi-boiler (December 2022).

To the first floor, there are four bedrooms, three of which are double and the fourth a comfortable single.

The principal and second bedrooms both benefit from fitted wardrobes and the family bathroom can be found from the landing, with a bath suite and overhead shower.

The loft can also be accessed from the first floor via the loft ladder which leads you into the large attic space, great for additional storage.

STEP OUTSIDE



The rear gardens are fully enclosed with six-foot fencing surrounding and are minimally overlooked with no opposing properties.

The generous garden remains low maintenance with an astro-turf lawn and patio directly from the property for al fresco dining.

To the fore, there is a driveway providing ample off-road parking.

INFORMATION

Postcode: NP15 1BT

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: TBC





DIRECTIONS

Entering Usk from the East on the A472 (Monmouth Road) turn left after passing the Fire Station into Castle Street at the end of the road continue left onto Four Ash Street. Take the first left onto Black Barn Lane and immediately turn left into The Meadows. Continue along The Meadows and No.15 can be found at the end on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		81
B (81-91)		
C (69-80)		
D (55-68)	57	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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