



USK

Guide price £275,000



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3 LADYHILL CLOSE

Monmouthshire NP15 1SJ



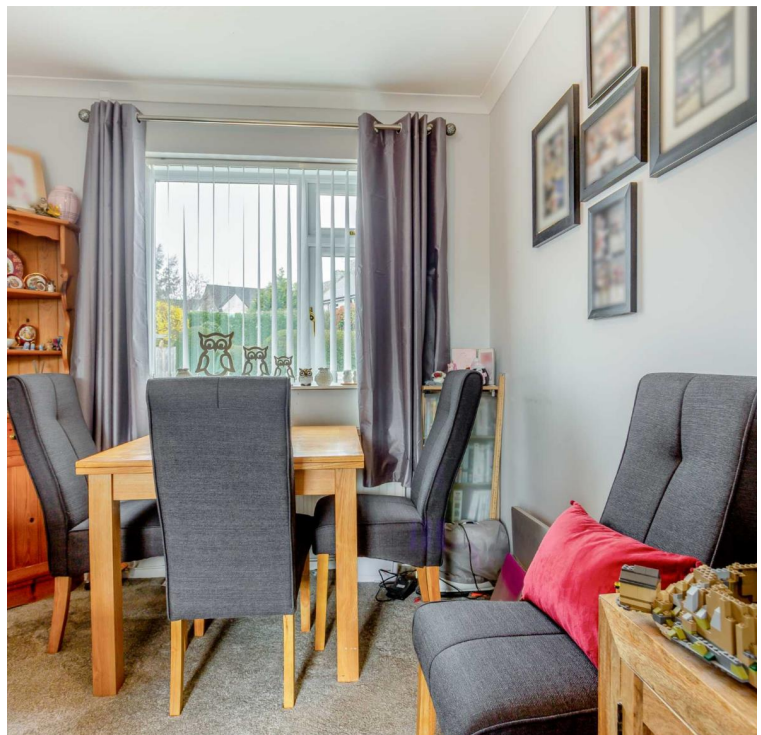
Semi detached three bedroom home
Outbuilding used as home gym
Driveway & enclosed rear garden

This semi-detached family home has three bedrooms, two of which are double with a bathroom from the landing.

To the ground floor, there is a spacious living/dining room and a practical kitchen with rear access to the garden.

From the garden, an outbuilding can be found, currently being utilised as a home gym with a useful shower room.

Off-road parking for three vehicles is provided to the fore on the driveway.



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KEY FEATURES

- Semi detached property
- Open plan living/dining room
- Three bedrooms
- Ideal family home
- Driveway
- Large garden & outbuilding



STEP INSIDE



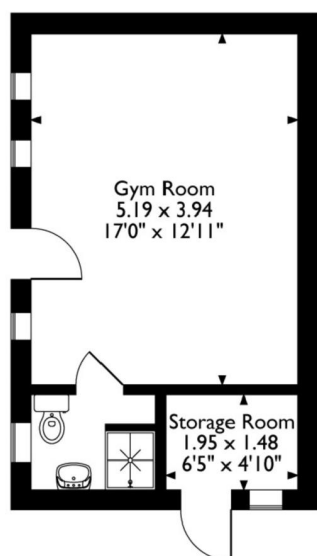
Located in a prime position within the charming Town of Usk, the property is well-situated within walking distance to the high street, where there are bespoke antique shops, cafes, and restaurants, along with a Co-op, Post Office, Vets and Doctors surgery.

Usk Primary School is a stone's throw away, making this an ideal option for a family, along with the tennis club, cricket club and rugby grounds close by.

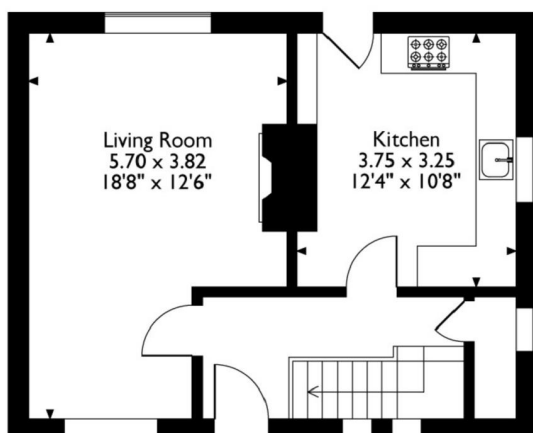
Fantastic road links allow for easy commuting to Cardiff, Bristol, or London, along with further rail links from Newport.

Welcomed into the hallway with the staircase leading to the first floor, there is a spacious dual-aspect living/dining room to the left, with a fireplace at the centre while to the right, a practical kitchen.

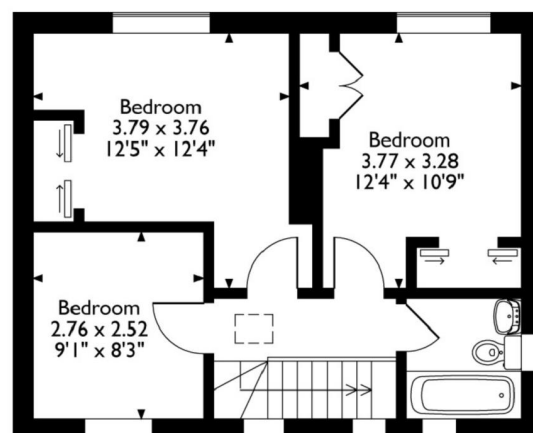
Approximate Gross Internal Area
 Main House = 82 Sq M/882 Sq Ft
 Outbuilding = 27 Sq M/291 Sq Ft
 Total = 109 Sq M/1173 Sq Ft



Outbuilding



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 kitchen benefits from a range of wall and base units with integrated appliances to include an oven, six-ring hob and overhead extractor with further space for a dishwasher and washing machine.

The family bathroom can be found from the landing with a bath suite and overhead shower.

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

STEP OUTSIDE



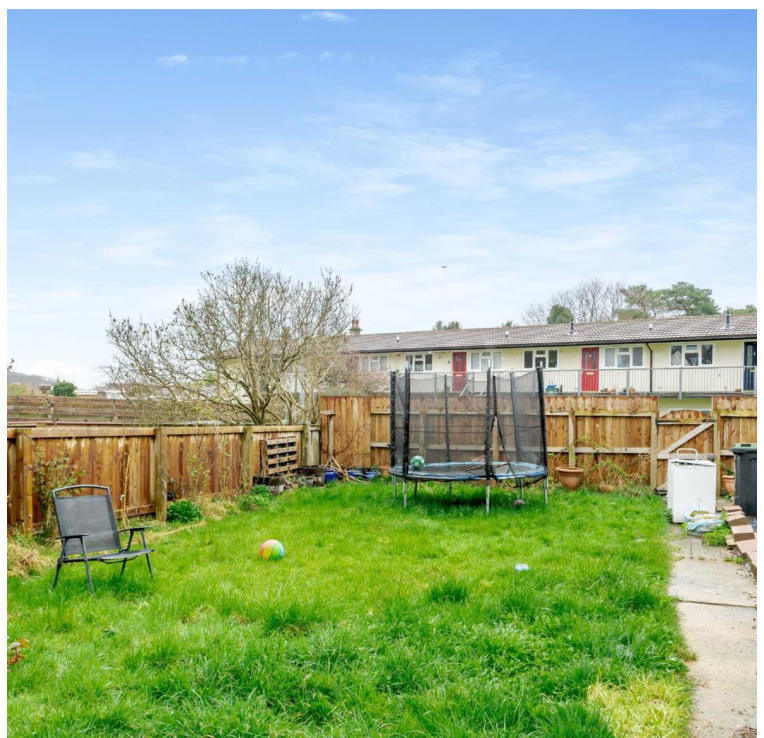
A driveway to the fore provides off-road parking for several vehicles, while to the rear, there is an enclosed garden with a large patio directly from the property and lawn beyond.

The addition of a generous, wood-clad outbuilding provides further accommodation and can be adapted for varied usage.

The outbuilding is currently utilised as a home gym with a convenient shower room and has a large storage cupboard accessed from exterior.

INFORMATION

Postcode: NP15 1SJ
Tenure: Freehold
Tax Band: D
Heating: Gas
Drainage: Mains
EPC: D





DIRECTIONS

From Bridge Street proceed towards the Monmouth Road, turn left opposite the Junior School. Take the first turning left into Ladyhill then take the second turning left, continuing into Ladyhill then take the first turning left into Ladyhill Close and the property will be found on the left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		84
B (81-91)		
C (69-80)		
D (55-68)	61	
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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