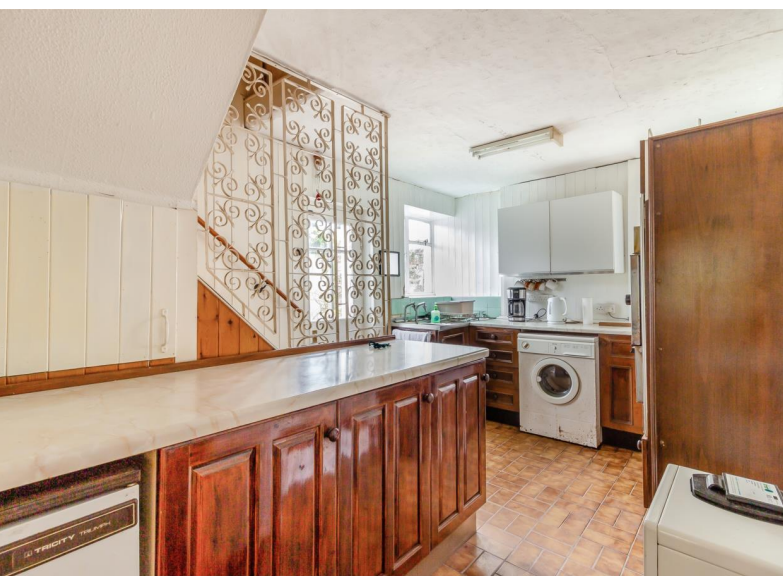




LLANBADOC

Guide price **£425,000**



34 WOODSIDE

Llanbadoc, Usk, Monmouthshire NP15 1TJ



Four bedroomed detached cottage
Potential for upgrading
Gated driveway and double garage

Introducing this charming 4-bed detached cottage nestled on the outskirts of Usk, boasting a generous garden, gated driveway, and detached garage. Situated in the idyllic locale of Llanbadoc near Usk, residents enjoy the convenience of Usk town centre with its plethora of amenities just moments away.

For those seeking a tranquil lifestyle with easy access to urban hubs, larger towns such as Monmouth and Abergavenny are within easy reach, plus seamless commuting to bustling cities like Newport, Cardiff, and Bristol.

Additionally, outdoor enthusiasts are spoiled for choice with the breathtaking landscapes of Bannau Brecheiniog (Brecon Beacons) nearby, offering endless opportunities for exploration and adventure.

Experience the perfect blend of rural tranquility and modern convenience in this exceptional property, where every day promises a harmonious balance of comfort and adventure.



Guide price
£425,000



KEY FEATURES

- Potential to upgrade
- Four bedroomed detached
- Large gardens
- Gated driveway
- Double garage
- Close to Usk town centre



STEP INSIDE



As you step inside this charming residence, you're greeted by the warmth and character of the generous front reception room. Natural light streams through two windows, illuminating the space and highlighting its inviting ambiance.

A focal point of comfort awaits with a cosy gas fireplace, offering a perfect spot to unwind and relax after a long day. Transitioning seamlessly, a glazed door beckons you into the rear kitchen, where culinary delights await.

The kitchen exudes practicality and functionality, boasting a range of wall and base units that provide ample storage space for all your culinary essentials. Dual aspect windows flood the room with sunlight, creating a bright and airy atmosphere that enhances the joy of cooking.

A convenient door grants access to the rear garden, inviting seamless indoor-outdoor living and making al fresco dining a breeze. Essential appliances include a built-in oven and hob, ensuring that meal preparation is both efficient and enjoyable.

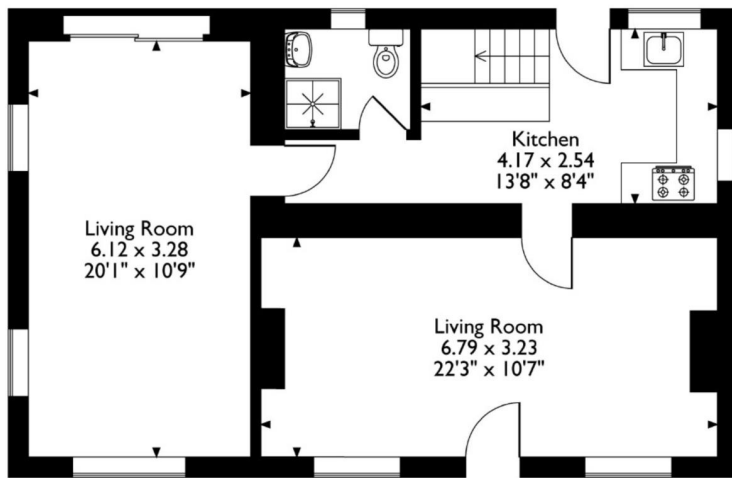
Additionally, plumbing for a washing machine adds convenience to your daily routine.

Additionally on the ground floor, a second reception room beckons with its spacious layout and abundance of natural light. Triple aspect windows flood the room with natural light, creating a cheerful ambiance that uplifts the spirit.

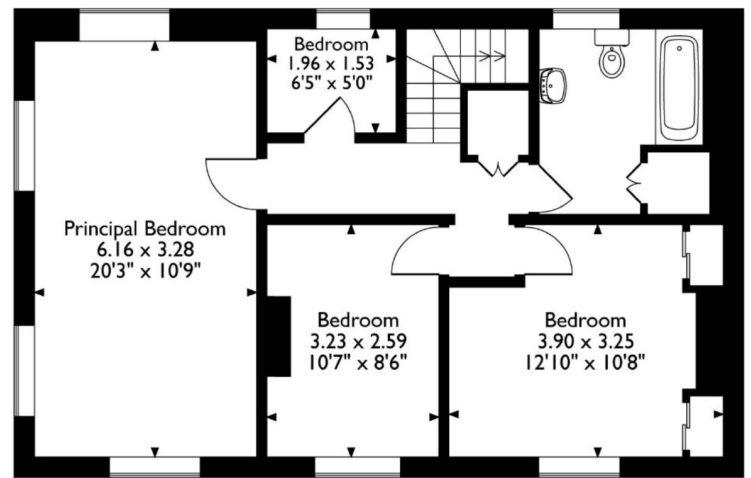
Patio doors open seamlessly to the rear garden, extending the living space outdoors and inviting alfresco gatherings with friends and family. Parquet flooring adds a touch of timeless elegance, enhancing the room's charm and character.

Completing the ground floor amenities is a convenient shower room, fitted with a modern white suite comprising a wash hand basin, WC, and shower cubicle. This additional feature adds practicality and versatility to the home, catering to the needs of modern living.

Approximate Gross Internal Area 127 Sq M/1367 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.

Ascending the staircase from the kitchen, you're led to the first floor where comfort and tranquility await.

Four pleasant bedrooms offer peaceful retreats, each promising a restful night's sleep and ample space for personalisation.

A main family bathroom, adorned with a pristine white three-piece suite, offers a sanctuary for relaxation and rejuvenation.

While retaining its inherent charm, the property presents an opportunity for modernisation, allowing you to unleash your creativity and tailor the space to suit your lifestyle preferences.

With its well-appointed living spaces and potential for enhancement, this residence offers the perfect canvas for creating a dream home filled with warmth, comfort, and style.

STEP OUTSIDE



Stepping outside, the front of the house welcomes you with a low retaining wall adorned with a wrought iron pedestrian gate, adding a touch of elegance to the entrance.

Alongside the property, a gated vehicle access provides convenient off-road parking for multiple vehicles, ensuring ease of mobility and ample space for guests. A paved patio area adjacent to the house offers the perfect spot for outdoor relaxation and entertainment, leading seamlessly to a brick-built storage shed, ideal for housing gardening tools and equipment.

The main garden, situated to the side of the property, is a verdant oasis enclosed for privacy, predominantly laid to lawn interspersed with a variety of mature trees and shrubs, creating a tranquil and picturesque setting. Completing the outdoor space is a timber garden shed, offering additional storage solutions and enhancing the functionality of this charming outdoor retreat.

INFORMATION

Postcode: NP15 1TJ

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Private

EPC: F





DIRECTIONS

On leaving Archer & Co branch in Usk, bear left towards the river bridge. On crossing the bridge bear right. The house will be found shortly on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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