



USK

Guide price £500,000



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48 ABERGAVENNY ROAD

Usk, Monmouthshire NP15 1SB



Elevated 1930s semi-detached home
Spectacular views
Large garden and garage

Introducing this captivating three-bedroom, 1930s built, bay-fronted semi-detached house in the picturesque town of Usk, where charming countryside views unfold due to its elevated position.

Nestled in this tranquil setting, the property offers a perfect blend of comfort and scenic beauty. Usk, renowned for its historic charm, is a vibrant community with local amenities, quaint shops, and welcoming cafes, creating a delightful living environment.

The residence enjoys far-reaching countryside and river vistas, providing a serene backdrop to daily life. With easy access to nearby towns such as Abergavenny and Newport, residents can explore a myriad of facilities including shopping centres, cultural attractions, and excellent transport links.

Immerse yourself in the idyllic surroundings of Usk while still benefiting from the convenience of nearby urban amenities, making this property a true haven for those seeking a harmonious blend of rural tranquillity and modern convenience.



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KEY FEATURES

- 1930's semi-detached home Many original features
- Built by renowned local builders Sweets
- One of only four in this style Large garden and garage
- Stunning views.



STEP INSIDE



Step inside this exquisite home, built by renowned local builders Sweets in the 1930s, and a sense of elegance unfolds from the moment you enter the welcoming hallway.

The hallway's wood flooring sets a warm tone that extends throughout most of the ground floor, creating a seamless and inviting atmosphere. There is a grand, three-quarter turn staircase with storage beneath, leading to the first-floor landing.

The living room, adorned with an ornate bay window in Crittal style, boasts curved windows and doors to the front, offering unparalleled views that captivate the eye.

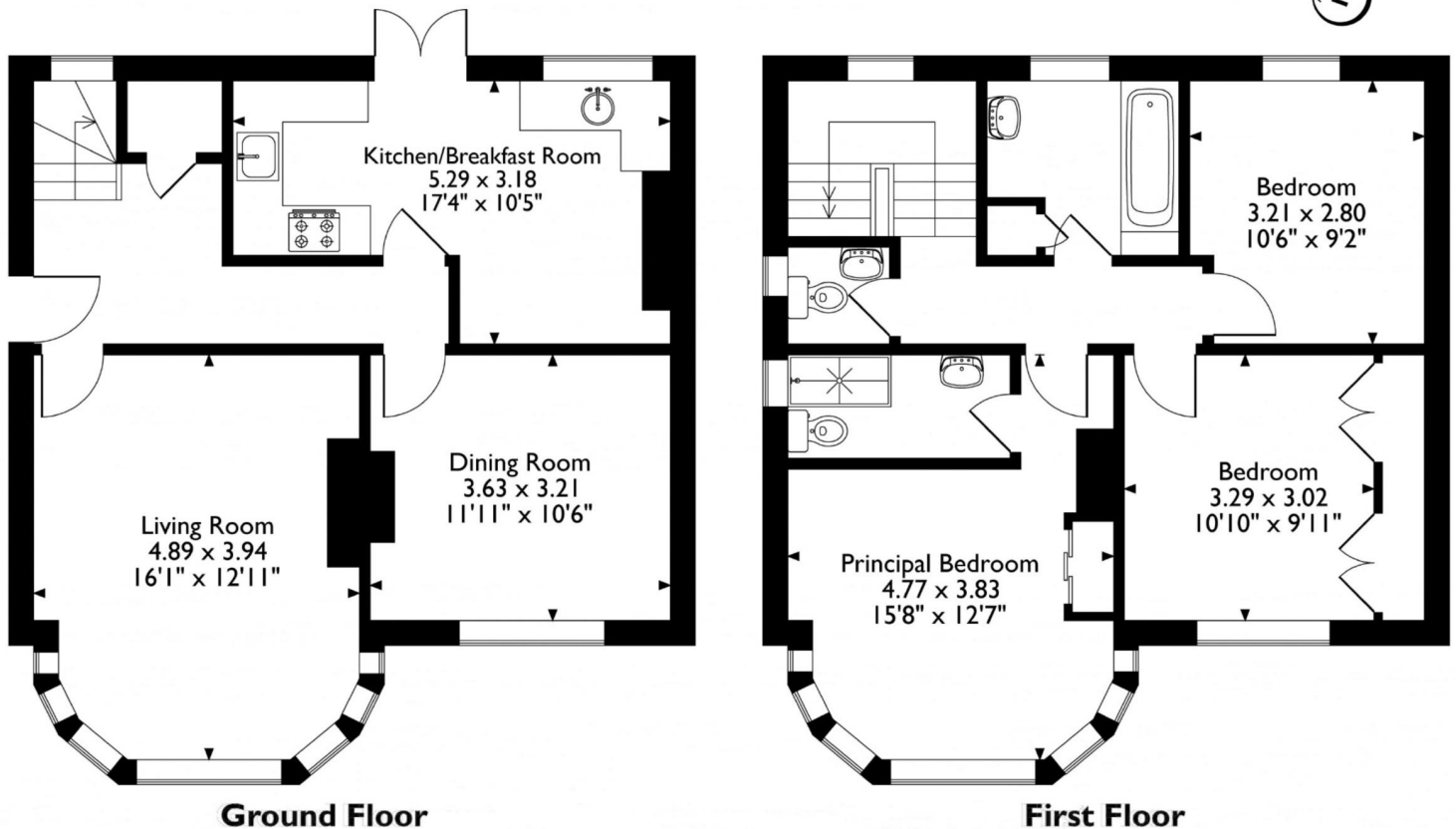
A tiled fireplace adds character to this space, creating a cosy focal point for relaxation and gatherings.

The dining room, also graced with a feature fireplace and front-facing window, provides an ideal setting for intimate dinners or larger gatherings with friends and family.

To the rear, the kitchen/breakfast room is a culinary haven, adorned with an array of wall and base units. There is an integral oven and hob plus further space for under counter appliances.

This spacious area allows for a table and chairs, perfect for casual dining or morning coffee. PVC windows and French doors illuminate the space and provide access to the rear patio, seamlessly blending indoor and outdoor living.

Approximate Gross Internal Area 110 Sq M/1184 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floor plan is to be used for illustrative purposes only. Unauthorised reproduction is prohibited.

Ascending to the first floor via the landing, three bedrooms await, each offering a unique retreat. The family bathroom and a separate cloakroom provide convenience for the household.

The principal bedroom is a highlight, boasting en-suite facilities, including a shower, and featuring a beautiful bay-fronted window that frames spectacular views, creating a serene haven for rest and relaxation.

There is a loft room, adaptable for varied usage, with Velux window to the rear.

Throughout the home, attention to detail and thoughtful design elements create a harmonious living environment.

The blend of charming features, spacious rooms, and spectacular views from carefully placed windows make this residence not just a house but a sanctuary where every corner exudes a sense of comfort and sophistication.

The perfect combination of classic design and modern amenities, this home invites you to enjoy a lifestyle of luxury and tranquility.

STEP OUTSIDE



Stepping outside this enchanting residence reveals a meticulously landscaped front and side garden, offering a tranquil retreat elevated from the road.

The lush expanse, predominantly laid to lawn, is adorned with a variety of mature shrubs and trees, creating a verdant oasis. Stone steps gracefully ascend from the driveway which provides off-road parking for multiple vehicles, which in turn leads to a single garage, ideal for a vehicle or additional storage.

Adjoining the rear of the house is a charming paved patio, accessed from French doors in the kitchen/breakfast room, and framed by an ornate stone wall boundary. Stone steps ascend to unveil a generous lawned garden and further sun patio, surrounded by hedged borders that ensure privacy.

Here, far reaching views stretch over the house and neighbouring countryside, providing a breathtaking backdrop for outdoor gatherings or moments of quiet contemplation.

This outdoor haven seamlessly blends natural beauty with thoughtful design, offering a perfect balance of relaxation

INFORMATION

Postcode: NP15 1SB

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

On leaving the Usk branch, bear right towards the Three Salmons public house. Turn left into Porthycarne Street. Continue along this road as it becomes Abergavenny Road. Number 48 will be found as the last semi-detached on the right hand side, before you leave Usk.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		82
81-91	B		
69-80	C		
55-68	D	68	
39-54	E		
21-38	F		
1-10	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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