



LLANBADOC

Guide price **£225,000**



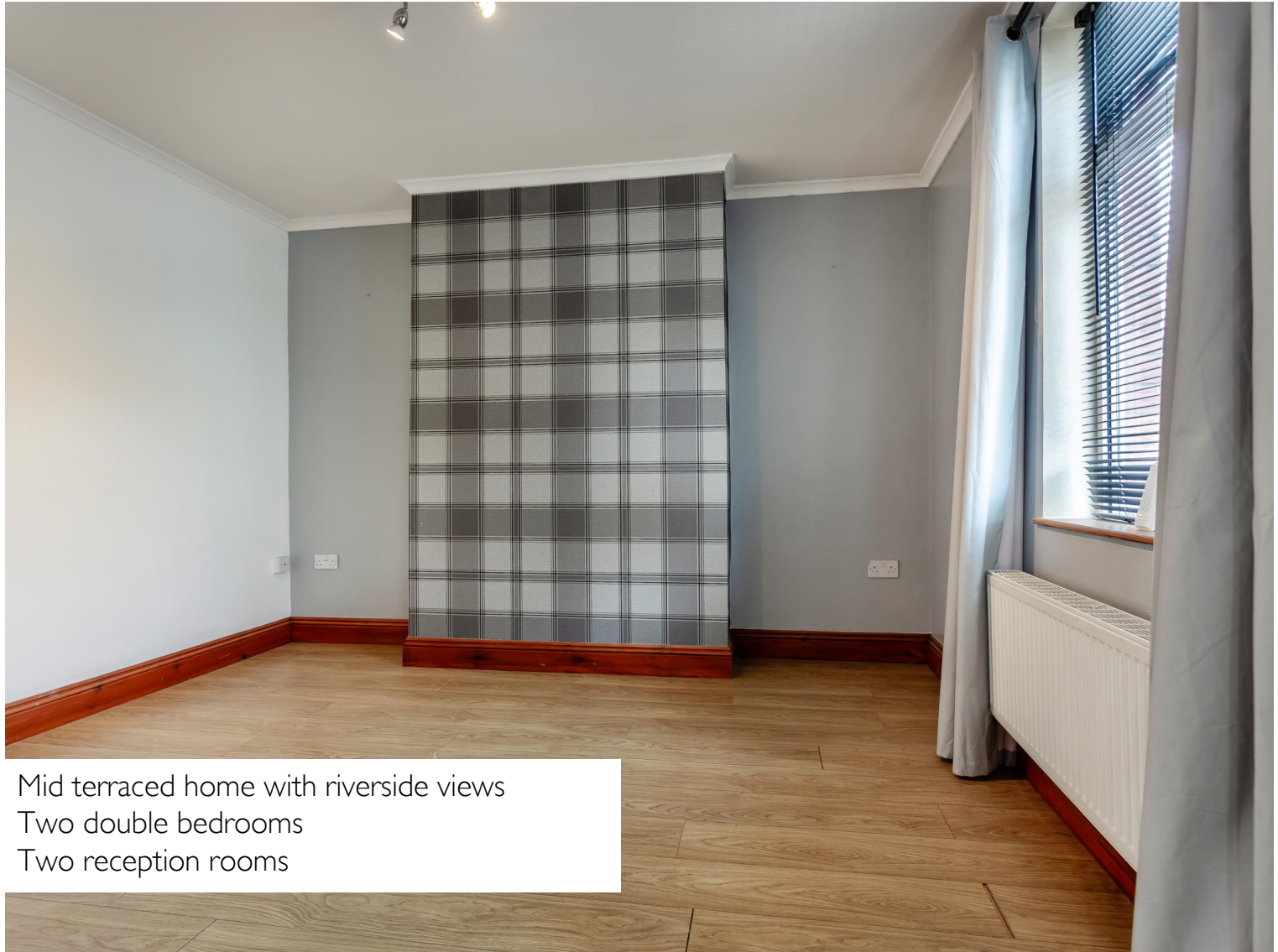
ARCHER & Co

www.archerandco.com

To book a viewing call 01291 67 22 12

24 WOODSIDE

Usk, Monmouthshire NP15 1TJ



Mid terraced home with riverside views
Two double bedrooms
Two reception rooms

Introducing a charming 2-bedroom terraced house nestled on the picturesque riverside in Usk, this property offers a unique blend of tranquility and convenience. Usk, renowned for its historical charm and vibrant community, provides a scenic backdrop for this home.

Residents can enjoy leisurely strolls along the riverbanks, soak in the stunning views, and partake in the town's delightful local amenities, including such delights as The White Hare Gin Distillery or The Mad Platter Greek inspired restaurant.

Beyond its idyllic setting, the property boasts seamless access to larger facilities in nearby towns. With the bustling amenities of Newport and Abergavenny just a short drive away, residents can easily indulge in shopping, dining, and cultural experiences.

This residence not only offers a cosy retreat but also the luxury of urban conveniences within arm's reach. Major cities such as Cardiff and Bristol are also accessible for those wishing to commute. Embrace the allure of riverside living in Usk while relishing the accessibility to larger town offerings – a perfect fusion of tranquility and modern lifestyle.

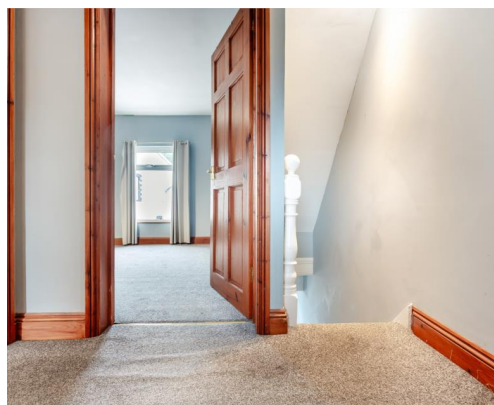


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KEY FEATURES

- Mid terraced home
- Two double bedrooms
- First floor bathroom
- Ground floor cloakroom
- Two reception rooms



STEP INSIDE



Step into this inviting two-bedroom terraced house, and you'll be greeted by a welcoming entrance hallway. The focal point of the hall is a graceful staircase that ascends to the first-floor landing, setting the stage for what lies beyond.

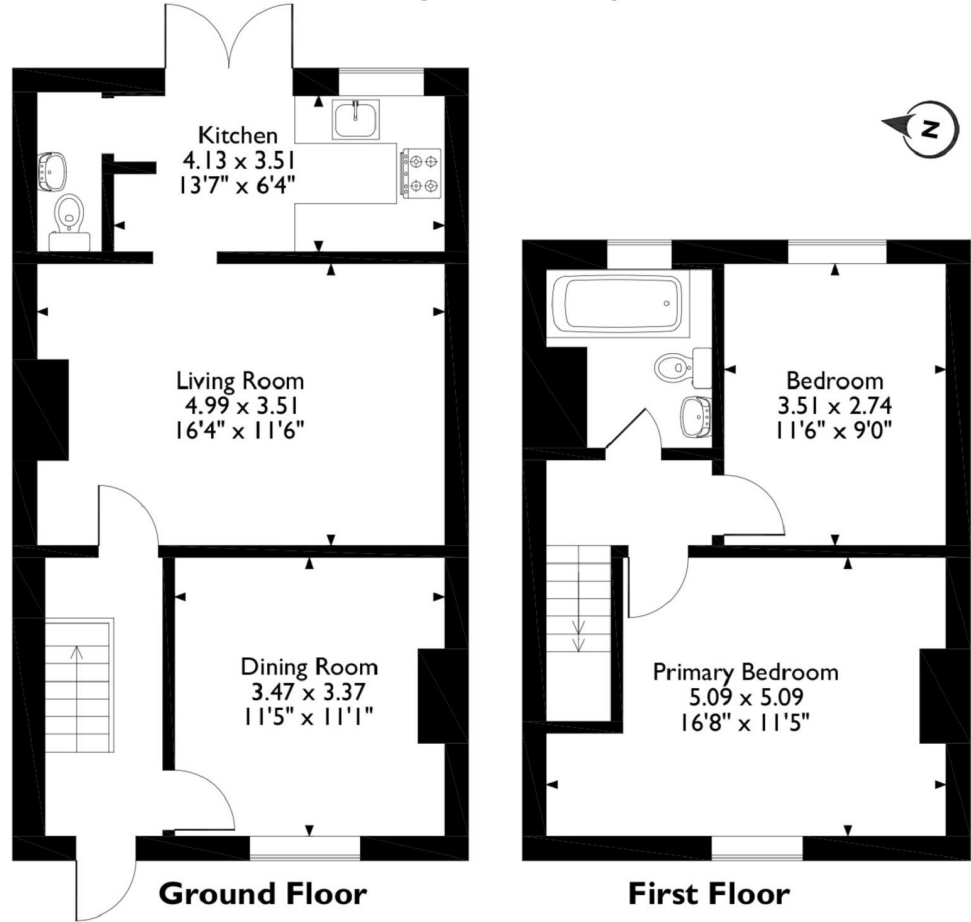
To the right of the hallway, discover a versatile front-facing reception room. Bathed in natural light, it's an ideal space that can effortlessly transform into a dining room for elegant gatherings or a vibrant family playroom filled with laughter and joy. The layout is designed to cater to your lifestyle needs, providing a flexible area that adapts to your preferences.

At the heart of the home awaits a spacious reception room, offering a perfect balance of warmth and comfort. This central living space is versatile, accommodating both intimate family evenings and lively social gatherings. As you navigate through this inviting room, a seamless transition leads you to the well-appointed fitted kitchen.

Enjoy the culinary experience in this practical yet stylish space, where a window and French doors provide delightful views of the rear courtyard garden. Whether you're preparing a gourmet meal or simply enjoying a casual breakfast, this kitchen becomes the hub of daily life.

Convenience takes centre stage on the ground floor with a thoughtfully placed cloakroom, offering a practical solution for guests and residents alike. The well-designed layout ensures that every inch of space is utilised efficiently, enhancing the overall functionality of the home.

Approximate Gross Internal Area
82 Sq M/883 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.

Ascend the staircase to the first floor, where two generously sized double bedrooms await. These retreats offer a serene ambiance, providing ample space for relaxation and personalisation. The family bathroom, fitted with a pristine white suite, adds a touch of sophistication to the upper level.

Immerse yourself in a tranquil bath or enjoy a brisk shower in this tastefully designed space that combines functionality with modern aesthetics.

STEP OUTSIDE



Step outside into the enchanting exterior of this riverside house, where every corner is a testament to thoughtful design and scenic beauty. A small courtyard garden at the front welcomes you, adorned by a low retaining wall that adds a touch of character and definition to the space.

Venture to the rear, and French doors from the kitchen open up to a delightful surprise a generously laid paved sun patio. This area is enclosed and a perfect retreat for outdoor gatherings, offering a seamless extension of the living space into the open air.

The rear garden unfolds with an elevated seating area, providing a vantage point for breathtaking views towards Usk Bridge and the tranquil river beyond.

Immerse yourself in the natural beauty of the surroundings as you relax and unwind in this private oasis, where every moment is enhanced by the picturesque setting.

INFORMATION

Postcode: NP15 1TJ

Tenure: Freehold

Tax Band: D

Heating: TBC

Drainage: TBC

EPC: C





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 immediately on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		88
B (81-91)		
C (69-80)	71	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-10)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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