



USK

Guide price **£235,000**



ARCHER & CO

31 LADYHILL

Usk, Monmouthshire NP15 1SH



3 bedroomed semi detached home
Front and rear gardens
Driveway

Nestled in the charming town of Usk, this delightful three-bedroom semi-detached property offers a perfect blend of countryside living and urban convenience. Situated in a prime location with a private driveway, the home is just a short stroll from Usk's array of local amenities, including unique independent shops, cozy pubs, and highly-rated eateries such as The Mad Platter and The Nags Head Public House. Families will appreciate the proximity to local schools and healthcare facilities, while the larger towns of Abergavenny and Monmouth provide additional shopping and leisure options.

For commuters, Usk is well-connected, with easy access to Cardiff and Bristol by road or rail, and London reachable by train in under two hours. Whether you're looking for tranquillity or access to city life, this property offers an exceptional opportunity to enjoy the best of both worlds.

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KEY FEATURES

- Semi detached home
- 3 bedrooms
- 18ft lounge
- Fitted kitchen
- First floor bathroom
- Driveway and gardens.



STEP INSIDE



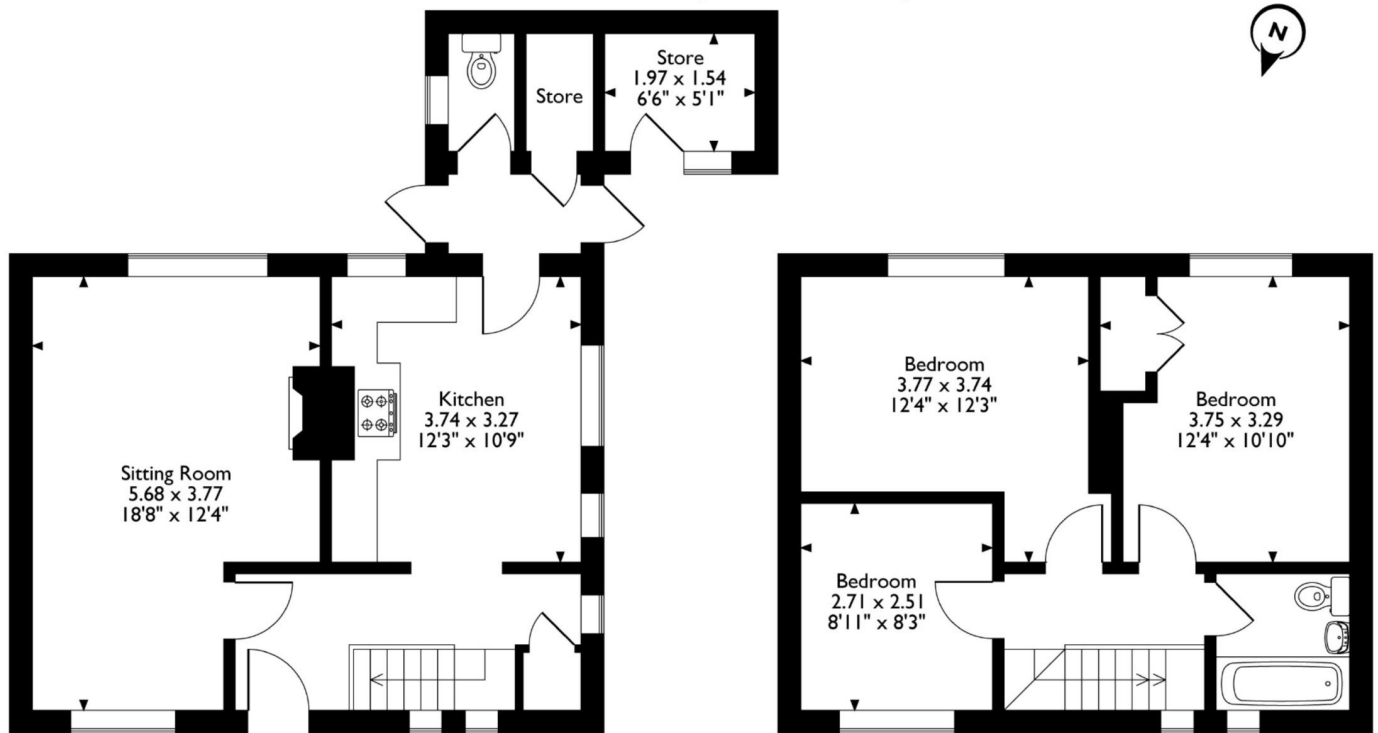
Step inside this charming home, and you're greeted by a welcoming entrance hallway, where a staircase gracefully rises to the first-floor landing. There's also a convenient storage cupboard beneath the stairs, ideal for coats, shoes, or other essentials.

To the left, you'll find a bright, spacious dual-aspect living room, filled with natural light from windows at both the front and rear of the room. This space is both cosy and versatile, featuring a stylish fireplace as a focal point, perfect for relaxing evenings or gathering with family and friends.

Continuing from the main hallway, you'll enter the heart of the home - the kitchen. Fully fitted with a range of wall and base units, it provides ample storage and workspace for all your culinary needs. There's also plenty of room for appliances, allowing you to create a practical and functional cooking space.

Off the kitchen, a rear hallway leads to the back garden, offering an ideal flow for indoor-outdoor living. This area also includes two additional storage spaces, perfect for pantry items or household goods, and a convenient ground-floor cloakroom for guests.

31 Ladyhill, Usk
Approximate Gross Internal Area
Main House = 88 Sq M/947 Sq Ft
Store = 3 Sq M/32 Sq Ft
Total = 91 Sq M/979 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.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms, each offering its own unique appeal.

The third bedroom is ideal as a guest room, nursery, or even a home office, catering to a variety of needs.

The main bedroom boasts generous space and natural light, while the second bedroom provides a lovely view over the rear garden and fitted storage.

A family bathroom completes the upper floor, fitted with all essentials for a refreshing daily routine.

STEP OUTSIDE



Stepping outside, the front of the property welcomes you with a well-kept garden, primarily laid to lawn, bordered by a neat hedge that adds privacy and charm. A pedestrian-gated pathway leads to the front door, enhancing the inviting feel, while the driveway provides convenient off-road parking.

At the rear, a true garden oasis awaits. This spacious, enclosed garden is also mainly laid to lawn, offering ample space for outdoor activities, relaxation, or al fresco dining. A delightful variety of mature shrubs and trees add colour and character, providing a peaceful and private outdoor retreat. For additional storage, there is a timber garden shed, ideal for gardening tools or outdoor equipment. This thoughtfully designed outdoor space enhances the property's appeal, offering a tranquil setting for enjoying nature and outdoor living.

With its thoughtful layout, abundant storage, and delightful character features, this property provides an inviting, functional space to call home. The flow between rooms is ideal for both everyday living and entertaining, while the garden access ensures a seamless connection to the outdoors. This home is perfect for families, couples, or anyone seeking a blend of comfort, style, and convenience in a desirable setting.

INFORMATION

Postcode: NP15 1SH

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: E





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. The property will soon be found on your left hand side.

What3Words [inch.heads.intruded](https://www.what3words.com/?wi=inch.heads.intruded)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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