



USK

Guide price **£450,000**



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# 4 ABERGAVENNY ROAD

Monmouthshire NP15 1SB



Three double bedroom semi detached house  
En-suite facilities  
Many original features and views to front

Welcome to this charming three-storey, three-bedroom semi-detached house nestled in the picturesque market town of Usk. Boasting modern comforts and stylish design, this property offers the perfect blend of suburban tranquility and urban accessibility. Usk boasts an array of independent shops, cafes and restaurants for residents to enjoy.

Situated within close proximity to larger towns such as Abergavenny and Monmouth, residents enjoy easy access to a range of further amenities, including shops, restaurants, and cultural attractions. For those seeking cosmopolitan adventures, the bustling cities of Cardiff and Bristol are just a short commute away, offering vibrant nightlife, shopping districts, and employment opportunities.

With en-suite facilities enhancing convenience and privacy, this residence provides comfortable living spaces across its three levels, ideal for families or professionals alike. Embrace the serene surroundings of Usk while relishing the convenience of nearby urban centres, making this property an ideal place to call home.



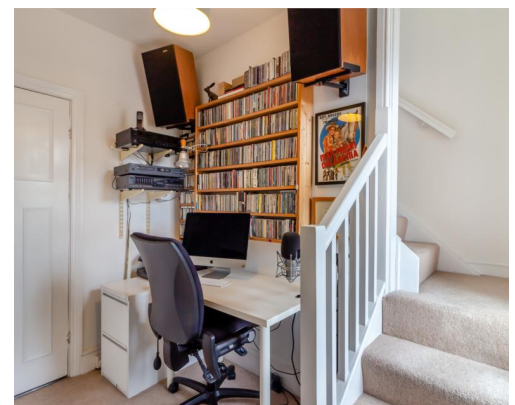


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## KEY FEATURES

- Three storey semi-detached house
- Three double bedrooms
- En-suite facilities
- Many original features
- Single garage
- Far reaching views





# STEP INSIDE



As you step through the front door of this charming house, you are greeted by the warmth and character of the entrance hallway.

The original quarry tiled flooring, still exuding charm, guides your path into the heart of the home. The hallway beckons you forward, with its staircase gracefully ascending to the first-floor landing, a testament to the enduring craftsmanship of yesteryears.

Directly off the hallway, two reception rooms await, connected by a square archway yet distinctly separate in their ambiance. To your left, the front reception room invites you with far-reaching views, offering glimpses of the tranquil surroundings beyond.

Natural light filters through the windows, casting a gentle glow upon the space, enhancing its welcoming atmosphere.

Turning your attention to the rear reception room, you're drawn to the window overlooking the rear garden. A recessed feature fireplace stands as a focal point, radiating warmth and providing a cosy retreat on chilly evenings.

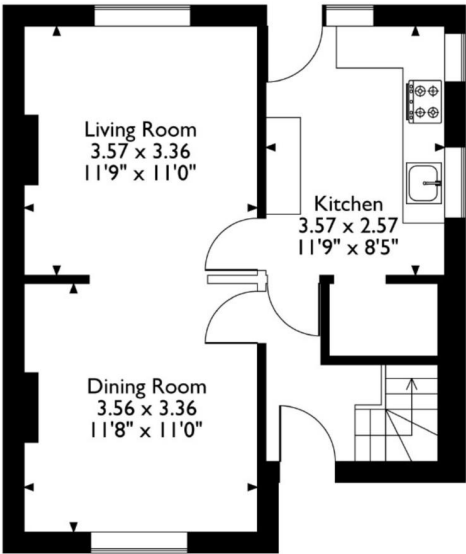
Here, moments of relaxation and gatherings with loved ones await, surrounded by the comforting embrace of home.

Continuing your exploration, the kitchen beckons with its dual aspect layout, inviting abundant natural light to illuminate the space. Terracotta flooring adds a rustic touch, infusing the room with a timeless charm. A door leads seamlessly to the rear garden, offering easy access for al fresco dining or tending to the flourishing flora.

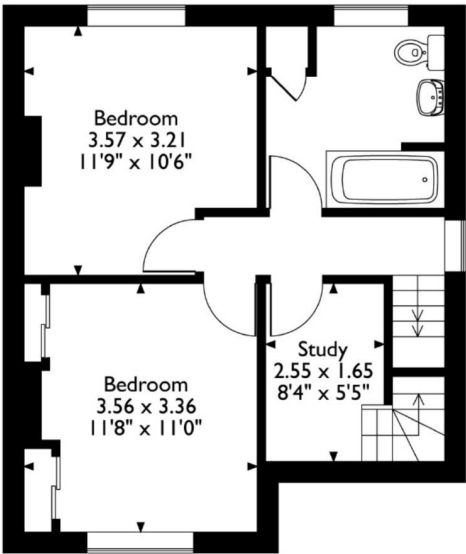
Within the kitchen, alongside the wall and base units, lies a useful pantry area, adding functionality to the space while preserving its character.

Approximate Gross Internal Area

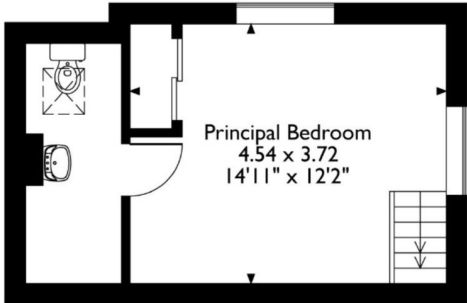
104 Sq M/1119 Sq Ft



Ground Floor



First Floor



Second 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.

As you ascend to the first floor, you're greeted by a landing leading to four rooms, each offering its own unique allure. Two double bedrooms await, offering sanctuary and comfort after a long day's endeavours. The front double bedroom on the first floor has 2 fitted wardrobes.

A family bathroom provides modern amenities amidst the vintage charm, offering a haven for relaxation and rejuvenation.

A study or dressing room beckons, providing a versatile space to suit your lifestyle needs, within this room there are stairs ascending to the second floor, where the principal bedroom awaits, bathed in natural light from a dormer window overlooking the rear garden.

This bedroom includes 1 fitted wardrobe and storage space in the eaves, as well as en-suite facilities add a touch of luxury, ensuring comfort and convenience for its occupants.

As you immerse yourself in the timeless elegance and inviting atmosphere of this home, you can't help but envision the countless memories waiting to be made within its walls.



# STEP OUTSIDE



Step outside this enchanting home and discover a haven of tranquility and natural beauty. To the front, a covered porch area laid to paved patio welcomes you, providing a charming spot to relax and soak in the breathtaking far-reaching views.

Adjacent to the porch, a manicured lawned area unfolds, adorned with mature shrub borders that add a touch of elegance to the landscape. Shallow steps lead gracefully down to a wrought iron pedestrian gate that in turn leads to the single garage, seamlessly blending functionality with aesthetic appeal. In front of the single garage is a further space for parking.

A patio area directly adjoins the house which in turn leads up to a vast expanse of lawn is punctuated by a myriad of mature trees, shrubs, and flowering borders, creating a picturesque backdrop for outdoor activities and relaxation. A pathway winds through the garden guiding to further delights. Two timber storage sheds offer practical solutions for garden maintenance.

A delightful decking area beckons, providing an idyllic setting for al fresco dining and entertaining guests.

## INFORMATION

Postcode: NP15 1SB

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: C







## 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. Proceed under the old bridge. Number 4 will be found on the right hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		84
B (81-91)		
C (69-80)	73	
D (55-68)		
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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