



NEW INN

Offers over **£575,000**



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# 83 USK ROAD

83 Usk Road, Torfaen NP4 8AF



Utility room  
Detached garage  
Ideal family home

Welcome to this charming property in New Inn, built in the 1900s, blending historic character with modern comforts. This home is ideally situated close to link roads, ensuring easy access to surrounding areas and making commuting a breeze.

Local pubs & restaurants are just a short walk away, offer a welcoming atmosphere for socialising and unwinding after a long day.

Convenience is at your doorstep with nearby shops providing all the essentials, while the proximity to nature adds an extra layer of appeal. Outdoor enthusiasts will love the close access to scenic mountain walks, perfect for hiking and exploring the beautiful landscape.

These trails are also great for dog owners, offering plenty of space for long, enjoyable walks with your furry friends.

Whether you're relaxing at home, enjoying the local amenities, or exploring the natural beauty of the surrounding area, this property offers a perfect balance of convenience and tranquility. Experience the best of both worlds with this delightful home in the heart of New Inn.



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### KEY FEATURES

- Detached four bedroom home
- Great location
- Four bedrooms
- Separate dining room
- Close to local shops and amenities
- Two storey rear extension



# STEP INSIDE

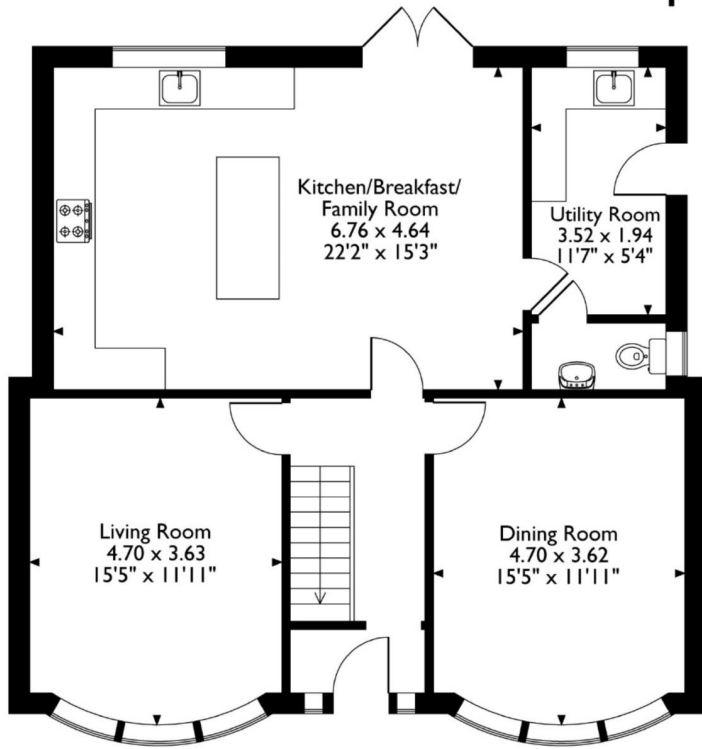


As you step inside through the welcoming bright porch entrance of Usk Road you're greeted by a spacious hallway that branches off into various rooms.

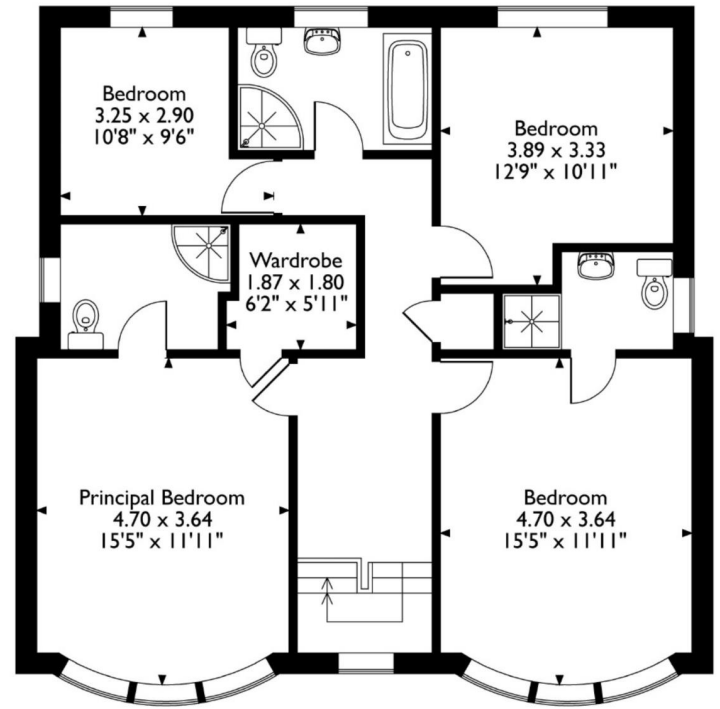
The hallway seamlessly flows into a large, modern kitchen, perfect for hosting gatherings and preparing meals with ease, along a utility room.

The downstairs layout boasts a harmonious flow, with a generously sized dining room, and cosy living room adorned with charming bay windows that fill the room with natural light.

## Approximate Gross Internal Area 168 Sq M/1808 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, you're greeted by a spacious open landing that guides you to the main bedrooms located on either side. With bedrooms one and two both offering their own ensuite.

Towards the rear of the house, two additional bedrooms await, providing ample space for family members or guests.

A well-appointed main bathroom completes the upstairs layout, offering convenience and functionality.

The design of Usk Road is crafted to blend comfort with modern living, creating a welcoming atmosphere that caters to both relaxation and social gatherings.

# STEP OUTSIDE



Step outside at Usk Road where the front of the property boasts low-maintenance grounds, ensuring a neat and tidy appearance year-round. A single garage offers secure storage or parking, complemented by a driveway accommodating two cars. Steps lead up to the inviting front entrance, welcoming you home.

To the rear, discover a beautifully presented split-level garden. This space features a charming patio, perfect for relaxing or entertaining. The well-maintained lawn provides a lush green area for outdoor activities, while the composite decking offers a stylish and durable surface for al fresco dining or family gatherings.

Enjoy stunning rural views of the surrounding countryside, creating a serene and picturesque backdrop. Whether you're hosting friends or enjoying a quiet moment outdoors, this garden is an ideal retreat.

## INFORMATION

Postcode: NP4 8AF  
Tenure: Freehold  
Tax Band: F  
Heating: Gas  
Drainage: Mains  
EPC: C





## DIRECTIONS

Head south on Pontypool Roundabout toward A4042, continue on A4042 for 0.5 miles, take the first exit at Court Farm Roundabout onto Usk Road, then take the second right and continue on Usk road, and the property will be located on the right number 83.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		82
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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