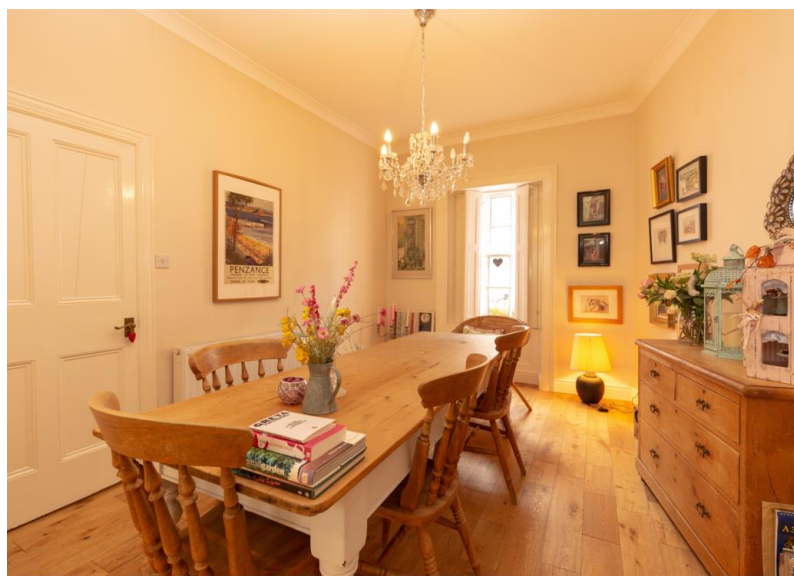




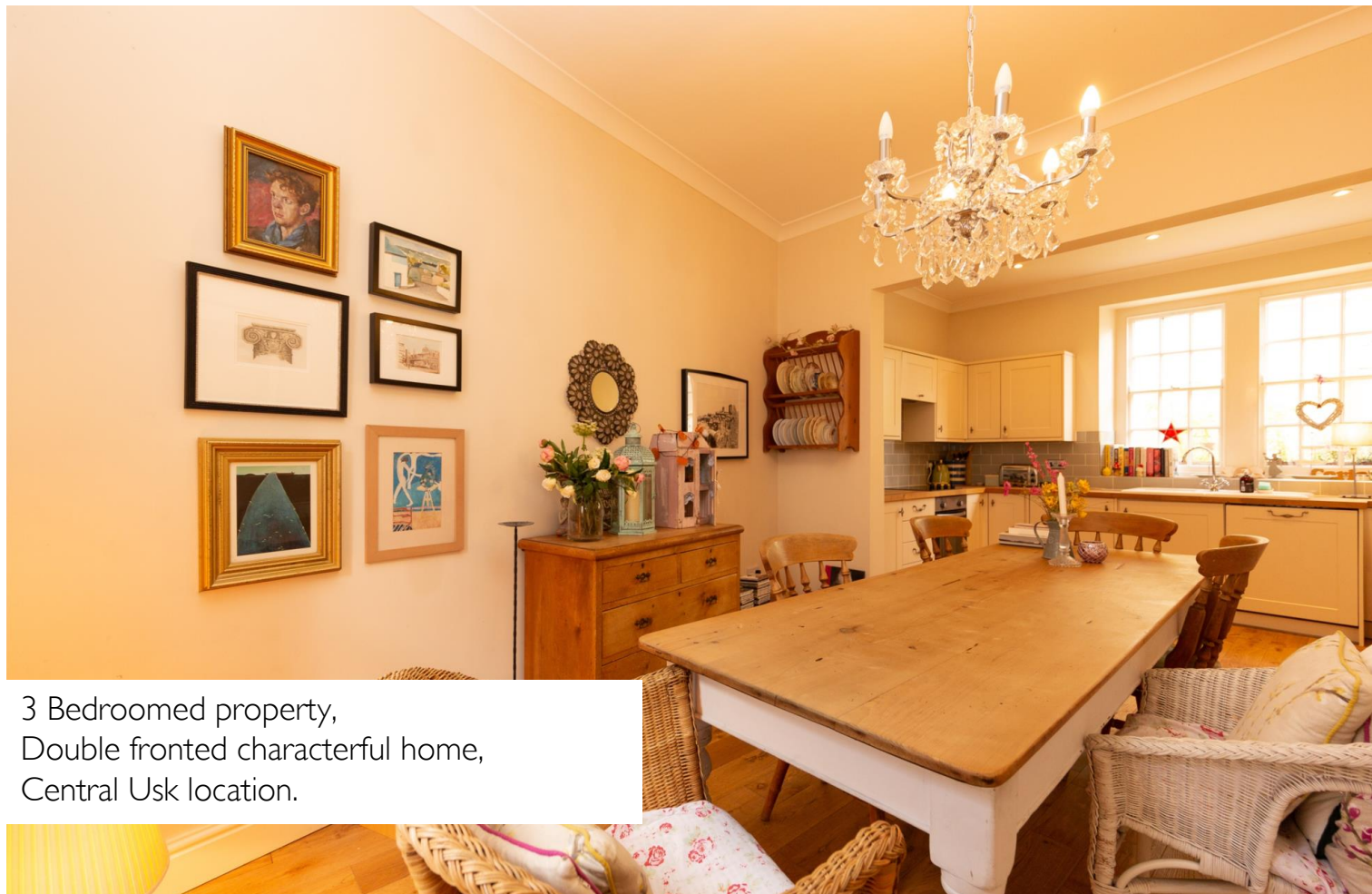
3 MARYPORT STREET

Guide price **£400,000**



3 MARYPORT STREET

Usk, Monmouthshire NP15 1AB



3 Bedroomed property,
Double fronted characterful home,
Central Usk location.

Nestled in the heart of the picturesque town of Usk, this charming three-bedroom Georgian home offers both historic character and modern convenience. Situated within walking distance of Usk's independent shops, delightful restaurants, and traditional pubs, the property provides a peaceful yet vibrant lifestyle. Local amenities include Usk Castle, a highly-regarded school, and a doctor's surgery, ensuring that everyday needs are met with ease. Just a short drive away are the market towns of Abergavenny, Monmouth, and Newport, offering further leisure and shopping options. Outdoor enthusiasts will love the proximity to Bannau Brecheiniog (Brecon Beacons), perfect for hiking and exploring. For commuters, Cardiff, Bristol, and even London are accessible by both road and rail, making this home an ideal choice for those seeking a tranquil rural setting with convenient access to larger cities.

STEP INSIDE

Stepping into this elegant Georgian home, you are welcomed by a majestic hallway that immediately sets the tone for the rest of the property. The high ceilings and timeless architectural details are immediately apparent, with the grand staircase rising to the first-floor landing ahead. To your left and right, doors open to the two beautifully proportioned reception rooms, offering versatile living spaces.

The lounge, situated on the right side of the hallway, is a dual-aspect room flooded with natural light from both the front and rear. A characterful front window, complete with charming shutters, adds to the period appeal, while French doors to the rear lead out to the garden, blending indoor and outdoor living. A striking feature fireplace takes centre stage, creating a cozy focal point for this welcoming space.

On the opposite side of the hallway, the dining room is a delightful setting for both family meals and formal entertaining. Like the lounge, it features a front window with traditional shutters and leads seamlessly to the kitchen at the rear. The kitchen is a practical and pleasant space, offering a range of integrated appliances and plenty of storage with its wall and base units. A window to the rear provides views of the garden, filling the room with light and making it the perfect spot for cooking and casual dining.

From the hallway, there is also access to the rear garden and a useful basement, ideal for additional storage.

Guide price
£400,000



KEY FEATURES

- Grade 2 Listed Georgian home, 3 bedrooms,
- Dual aspect lounge,
- Dining room,
- Fitted kitchen with integrated appliances,
- Courtyard garden.



Upstairs, the first floor continues the home's sense of space and style, with three well-appointed bedrooms. The principal bedroom, located at the front of the house, benefits from a large window and its own en-suite facilities, offering a touch of modern luxury while retaining the home's period charm. The remaining two bedrooms are generously sized and share access to a family bathroom, conveniently located off the main landing.

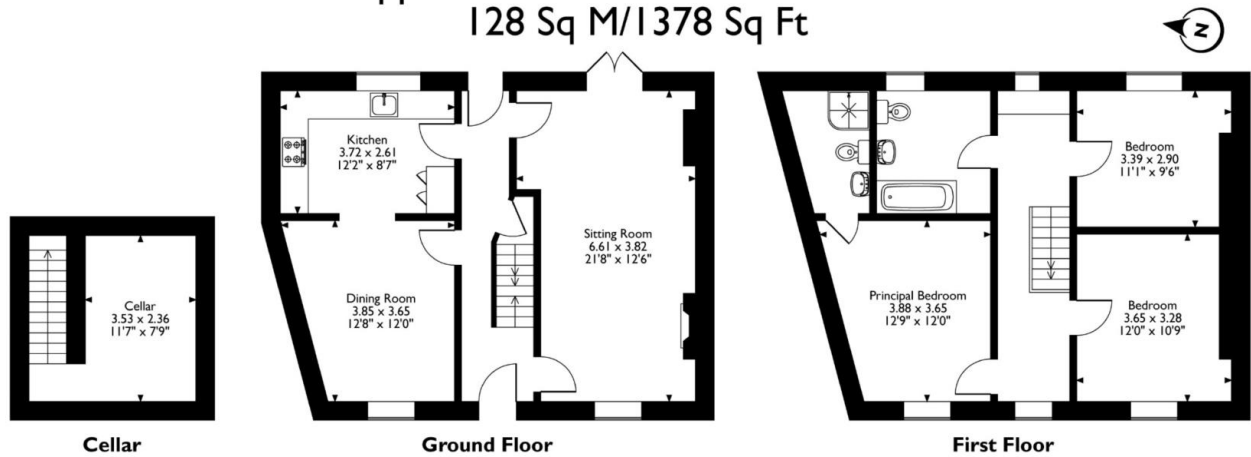
This home combines the grace of Georgian architecture with practical living spaces, making it perfect for modern family life while maintaining a sense of history and elegance.

STEP OUTSIDE

Stepping outside, you'll find a charming enclosed courtyard with low-maintenance stone chippings, offering an ideal and secluded space for outdoor seating and relaxation. This private oasis is perfect for enjoying morning coffee or quiet evenings outdoors, and there's plenty of potential to add vibrant potted plants or garden features to bring in a splash of colour. The courtyard also benefits from access to a lean-to workshop/store, complete with power and lighting, making it a practical space for hobbies, storage, or even a small studio. This outdoor area perfectly complements the home's interior, providing a tranquil escape with endless possibilities.



Approximate Gross Internal Area 128 Sq M / 1378 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.

DIRECTIONS

On leaving the Usk office, bear right. Take the first turning right into Maryport Street and the house will be found on your left hand side.

What3Words short.action.intervene



INFORMATION

Postcode: NP15 1AB
Tenure: Freehold
Tax Band: F
Heating: Gas
Drainage: Mains
EPC: Exempt

25 Bridge Street, Usk, NP15 1BQ
01291 672212
usk@archerandco.com
www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.