



USK

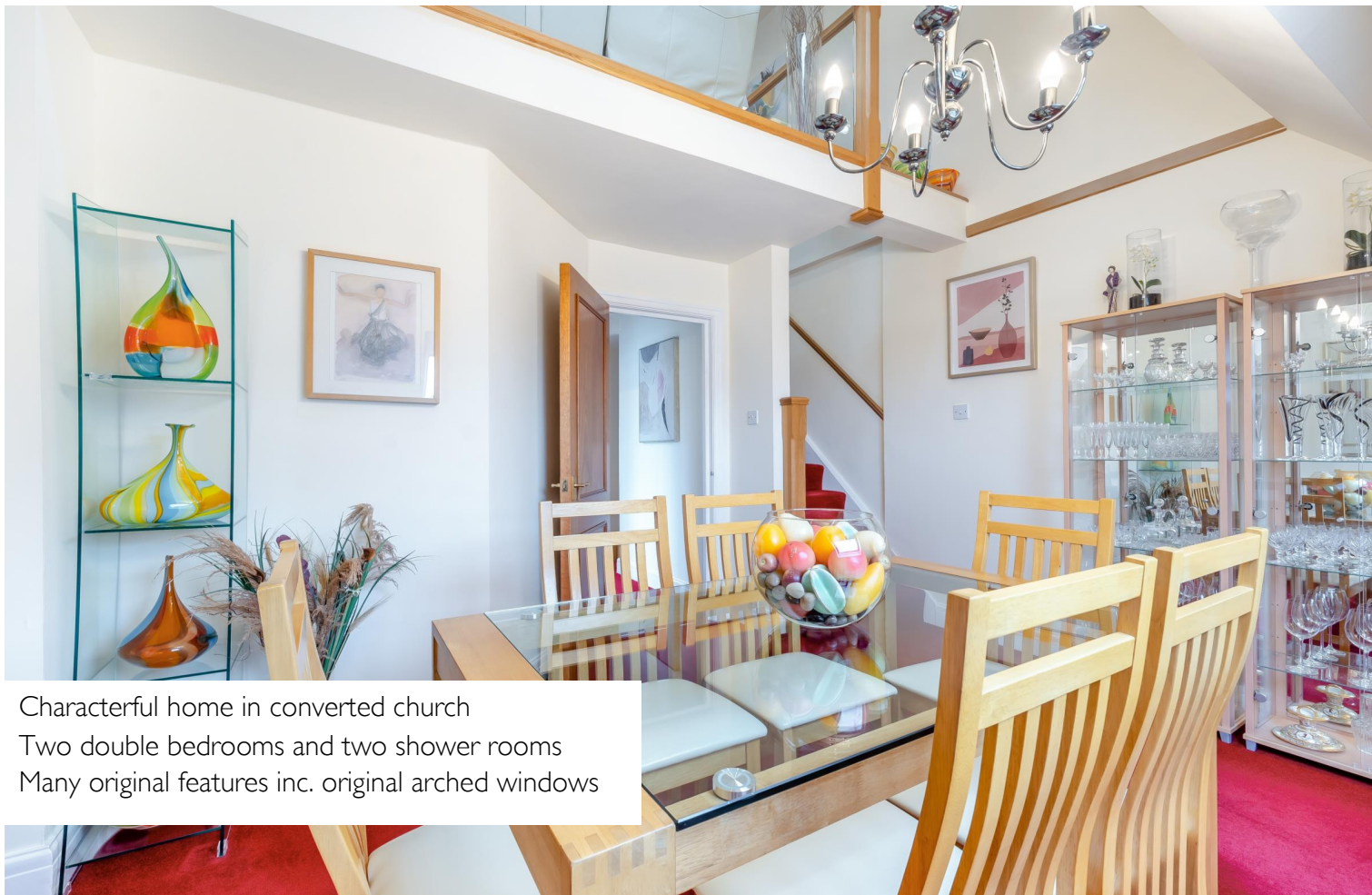
Guide price **£305,000**



ARCHER & CO

1 TWYN COURT

Twyn Square, Usk, Monmouthshire NP15 1BH



Characterful home in converted church
Two double bedrooms and two shower rooms
Many original features inc. original arched windows

Upon stepping into the main hallway of this unique home, you are immediately greeted by a sense of character and history. To your left, a spacious walk-in storage cupboard offers ample space for coats, shoes, and household essentials, keeping the entrance tidy and organised.

Adjacent to this is a convenient shower room, tastefully designed with a double shower enclosure and a modern white suite.

The room is completed by an ornate stained glass-style window, which adds a touch of charm and elegance, ensuring that even practical spaces have an artistic flair.

Continuing on this level, the principal bedroom is a true sanctuary. This generously sized room features a stunning, large original arch with windows that provide serene views of the surrounding trees.

The arch not only adds to the room's grandeur but also pays homage to the property's historic roots, blending old-world charm with modern living.

Attached to the bedroom is a well-appointed dressing room, providing abundant storage space and ensuring a clutter-free environment. The en-suite facilities are equally impressive, featuring a contemporary white suite with a sleek shower, offering both comfort and convenience.

Ascending the stairs from the main hallway brings you to the landing area, which serves as the hub for the upper floor. Here, you'll find the dining area, which benefits from a window to the side, flooding the space with natural light. The adjacent kitchen is thoughtfully designed with a range of fitted wall and base units, seamlessly integrated with modern appliances, including a fridge freezer and washing machine. The kitchen's front-facing obscure glazed windows maintain privacy while allowing light to filter through, creating a bright and welcoming space for meal preparation.

Also on this level is the second bedroom, currently utilised as a home office. With a side window that allows for pleasant views and ample light, this room is versatile, easily adaptable to your needs whether as a bedroom, study, or creative space.

From the dining area, a staircase leads to the galleried lounge, an impressive and airy space that perfectly blends the property's history with contemporary design. This lounge offers far-reaching views over Usk from a side window, enhancing the sense of openness.

The original archway with stained glass-style windows to the front is a striking feature, showcasing the architectural heritage of the building and providing a beautiful focal point in this truly remarkable home. If so required, this room could easily facilitate a third bedroom and the dining room could become the main lounge if potential buyers wanted an additional bedroom.

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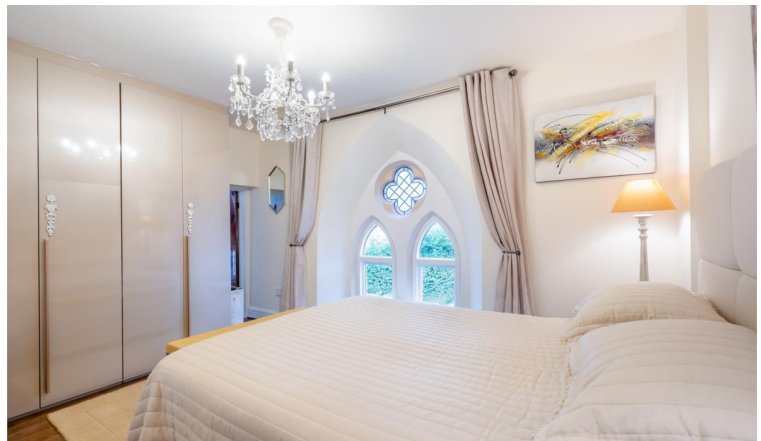
KEY FEATURES

- Two bedroomed apartment
- Characterful features throughout
- Three storey home
- Galleried lounge area
- Two shower rooms
- Central Usk location

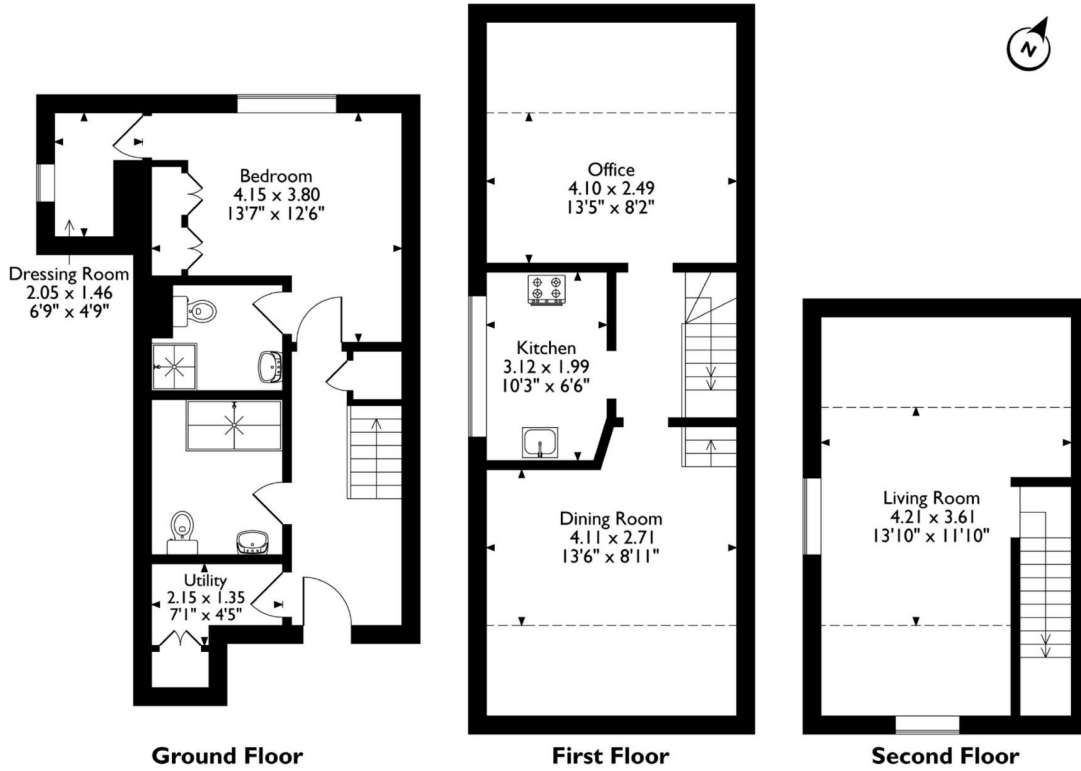


The property is entered through elegant double wrought iron gates, leading into a charming communal area. This space features a paved patio enclosed by low stone walling and wrought iron fencing, perfectly positioned to take full advantage of its South Westerly aspect, making it an ideal spot for relaxation and soaking up the sun. The patio is adorned with an array of potted plants and flowers, adding vibrant colours and a touch of nature to the serene setting. To the side of the building, a set of steps ascends to the entrance of Flat One, providing easy access while maintaining the privacy and tranquility of the communal area.

Length of lease/ years remaining as of August 2024- 999 years
ground charge- £25 per annum



Approximate Gross Internal Area 92 Sq M/991 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.

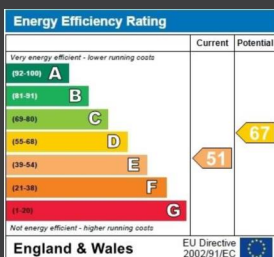
DIRECTIONS

From the office, bear right along Bridge Street. Take the second right into Twyn Square where the property will be found immediately on the left hand side.



INFORMATION

Postcode: NP15 1BH
Tenure: Leasehold
Tax Band: D
Heating: Gas
Drainage: Mains
EPC: E



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



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