



USK

Guide price **£350,000**



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6 ST. MARYS WAY

Usk, Monmouthshire NP15 1BX



3 bedroomed home situated in cul-de-sac
Driveway and garage
No onward chain.

Set within a peaceful cul-de-sac, backing onto St Mary's Priory, this three-bedroom home enjoys an enviable position in the much-loved town of Usk. The area is renowned for its welcoming community and excellent amenities, including a highly regarded primary school, a convenient doctor's surgery, and a variety of independent shops that bring character to the high street. Usk also offers an appealing selection of cafés, traditional pubs, bars and restaurants, perfect for relaxed meals or evenings out.

Nature lovers will appreciate the nearby riverside paths, offering beautiful walks along the River Usk and plenty of opportunity to enjoy the outdoors.

For broader leisure and shopping options, the vibrant market towns of Abergavenny and Monmouth are both within easy reach. Commuters will also find excellent transport links, with straightforward road and rail access to larger cities such as Cardiff, Bristol and London. This location combines tranquillity, convenience and connectivity in equal measure.



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KEY FEATURES

- Cul-de-sac setting
- 3 bedrooms
- 2 reception rooms
- 1st floor bathroom
- Enclosed rear garden
- Driveway and garage.



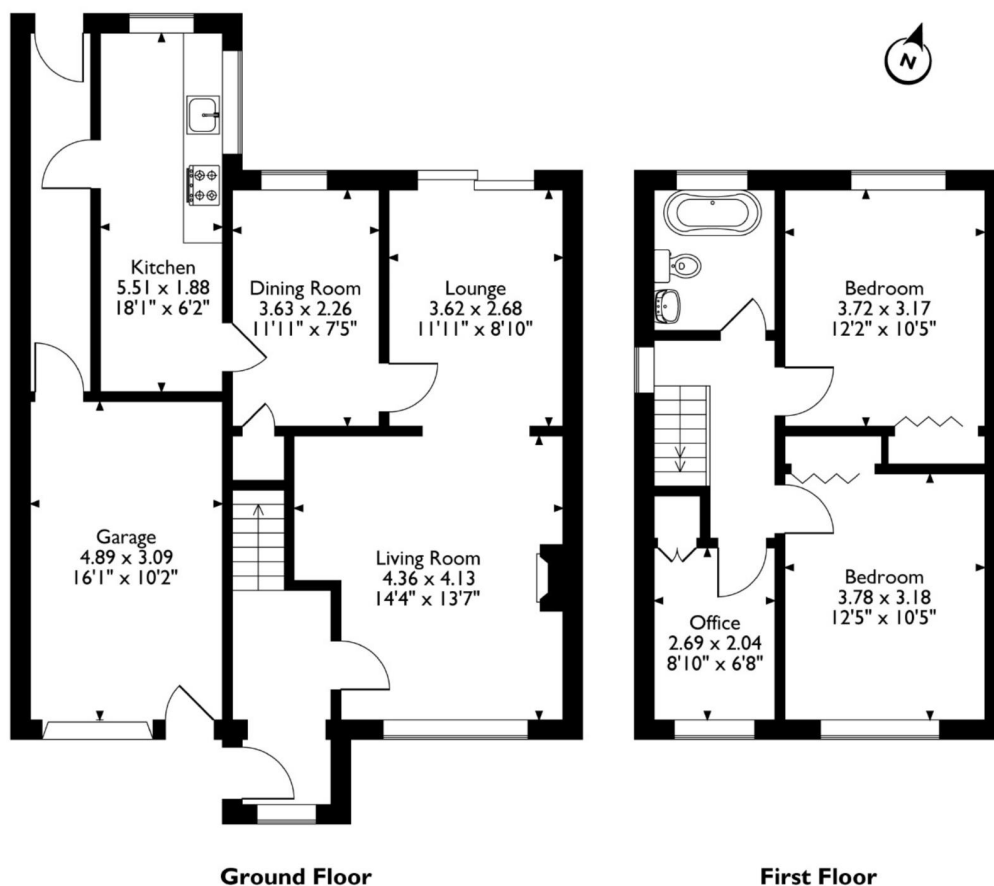
STEP INSIDE



As you step through the front door, you are welcomed into a bright and inviting main hallway, naturally lit by a window to the front that allows daylight to flow through the space. The hallway offers a clear sense of the home's layout, with a staircase rising gracefully to the first-floor landing ahead. To your right, a door opens into the principal lounge area, an impressive and well-proportioned room designed for both comfort and versatility.

The main lounge features a window overlooking the front of the property, ensuring the room feels light and open, and is centred around an attractive feature fireplace that acts as a natural focal point. An archway from here leads seamlessly into a secondary sitting room, creating a flowing, connected living space that is ideal for modern family life. This additional sitting area benefits from double-glazed patio doors to the rear garden, offering a pleasing view and easy access to the outdoor space, while also inviting in plentiful natural light.

6, St. Marys Way, Usk
Approximate Gross Internal Area
117 Sq M/1259 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.

Adjacent to this space is the dedicated dining room, a well-shaped room that includes a useful built-in storage cupboard and enjoys a window to the rear. This room is perfectly placed for both everyday meals and more formal entertaining. A door from the dining area leads through to the extended fitted kitchen. Thoughtfully designed and practical, the kitchen offers a comprehensive range of wall and base units topped with laminated work surfaces and provides ample room for meal preparation. A window overlooks the rear garden, and a door gives access to the side passageway.

The side passageway is a particularly versatile feature, fitted with a double-glazed door leading out to the rear garden as well as an internal door connecting directly to the integral garage, adding convenience for storage, hobbies, or sheltered access during poor weather.

Ascending to the first floor, you will find three well-appointed bedrooms, each benefiting from fitted storage to maximise space and functionality. Completing the upper level is the main family bathroom, equipped with a modern three-piece suite and designed to serve the household with comfort and ease.

This thoughtfully arranged home offers a blend of generous living spaces, practical features, and natural light throughout, creating a welcoming and adaptable environment for a variety of lifestyle needs.

STEP OUTSIDE



To the front of the property lies a smart, low-maintenance garden planted with a variety of mature shrubs that provide colour and year-round interest. A driveway offers comfortable off-road parking and leads directly to the single garage, fitted with an up-and-over vehicular door for ease of access, as well as a separate pedestrian door for added convenience.

The rear garden is a particularly charming feature of the home. Fully enclosed for privacy, it is framed by an attractive stone wall to the rear which enhances the character of the space and perfectly complements the superb views towards St Mary's Priory. Thoughtfully landscaped, the garden includes a paved sun patio positioned directly behind the house - ideal for outdoor dining or relaxation - which gently rises to a further elevated area laid mainly to artificial turf for year-round usability. The space is finished with well-kept shrub and hedged borders, offering both structure and greenery.

INFORMATION

Postcode: NP15 1BX

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: TBC



DIRECTIONS

What3words: robes.masking.payout



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