



The Old Bookmakers, Maryport Street, Usk.

NP15 1AB

£275,000

Tenure Freehold

- **SUPERB RENOVATION**
- **WALKING DISTANCE OF ALL FACILITIES**
- **UNDERFLOOR HEATING TO GROUND LEVEL**
- **OPEN PLAN LAYOUT**
- **LOUNGE OPEN TO KITCHEN**
- **KITCHEN WITH INTEGRATED APPLIANCES**
- **2 DOUBLE BEDROOMS**
- **CONTEMPORARY SHOWER ROOM**
- **COURTYARD GARDEN**
- **NO CHAIN**

Superb conversion and full renovation of an old betting shop located in the heart of Usk town. Sympathetically designed and styled, the deceptive interior offers a contemporary open plan layout to the ground floor maximising the use of light.

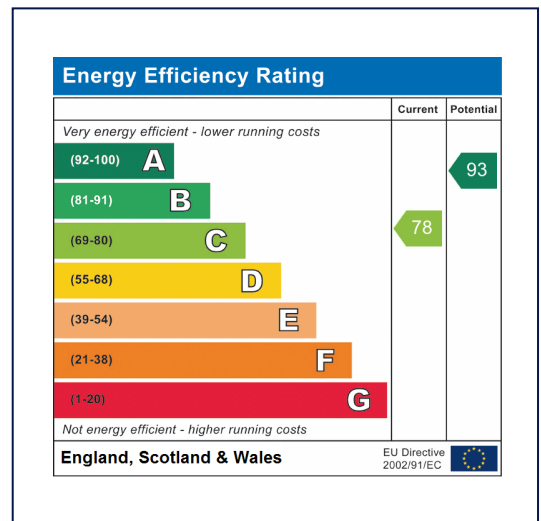
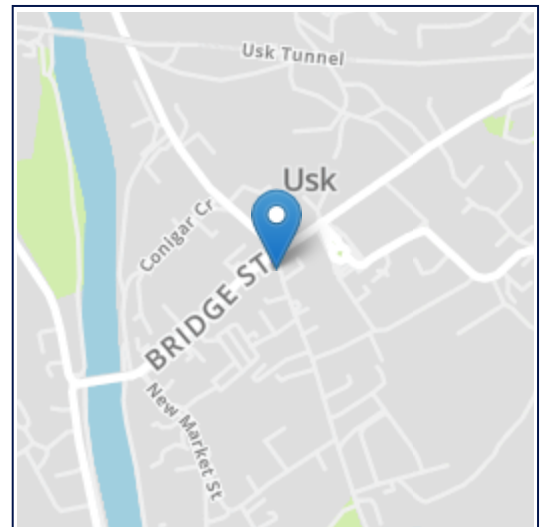
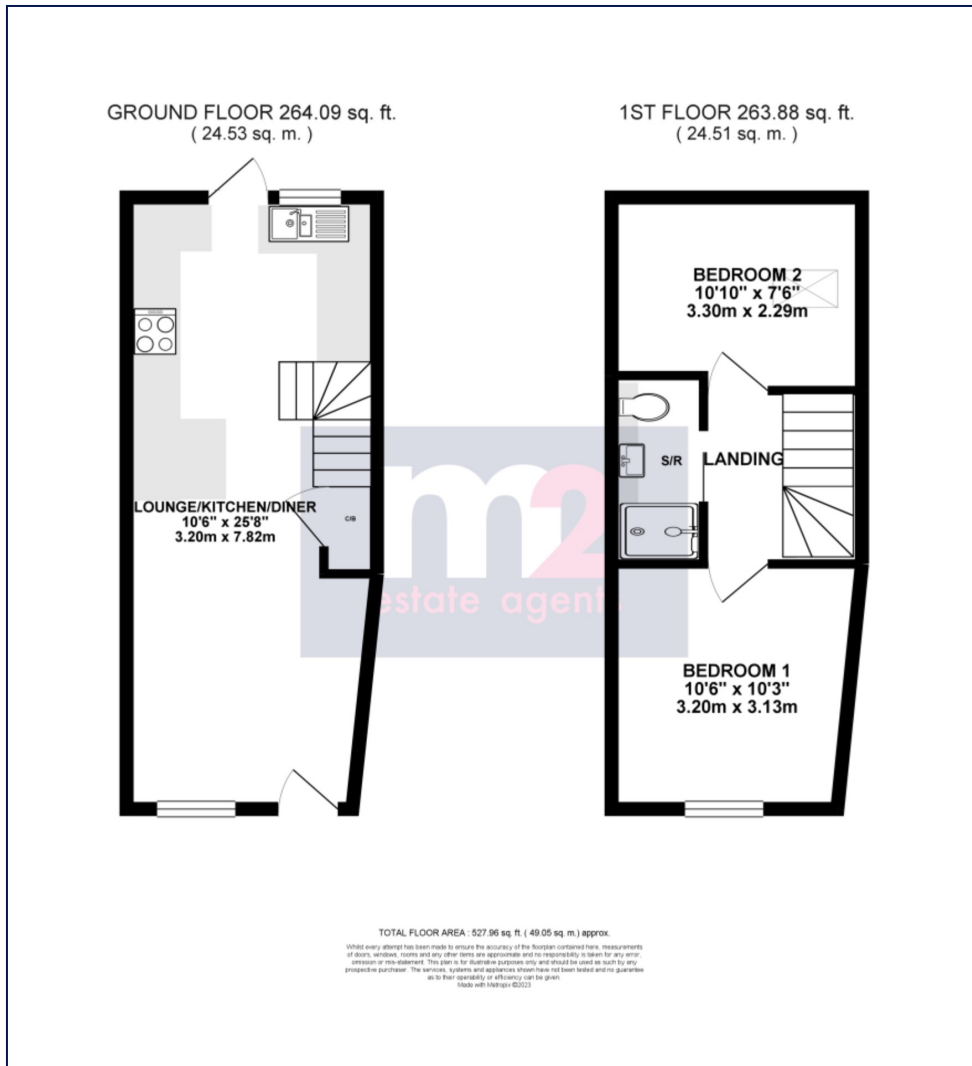
Underfloor heating runs throughout the ground level beneath a Mandarin Stone tiled floor. The lounge area features a double glazed sash window with shutters to the front, whilst the the kitchen overlooks the courtyard garden. Comprehensively fitted with wall and base units the kitchen features integrated appliances including fridge/freezer, washing machine, dishwasher, microwave as well as an oven and hob with extractor over.

Upstairs are two double bedrooms. The main bedroom faces front with a double glazed sash window with shutters. The second bedroom has a Velux window fitted with a Duo blackout blind. The shower room includes a close coupled w/c and sink set into a vanity unit, large shower cubicle with mains rainfall shower and a heated towel rail.

Outside a split level courtyard garden is paved with Mandrian Stone outdoor tiles and is fully enclosed by a combination of exposed stone walling and fencing.

Services:
All mains services connected.

Council Tax Band:
TBC



All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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