



**3 Alexandra Terrace, Monkwood, Usk. NP15  
1QH  
£269,950  
Tenure Freehold**

- **3 BEDROOMS**
- **FAMILY BATHROOM**
- **LOUNGE WITH LOG BURNER**
- **KITCHEN/DINER**
- **LARGE REAR GARDEN**
- **SEMI RURAL LOCATION**
- **EASY ACCESS TO USK, CWMBRAN & ABERGAVENNY**
- **COUNTRYSIDE VIEWS TO REAR**

An attractive, cottage style, 3 bedroom mid terrace property situated between Usk & Abergavenny. Occupying well maintained gardens, the property benefits from a rural outlook to the rear along with a useful, secure hardstanding and storage shed.

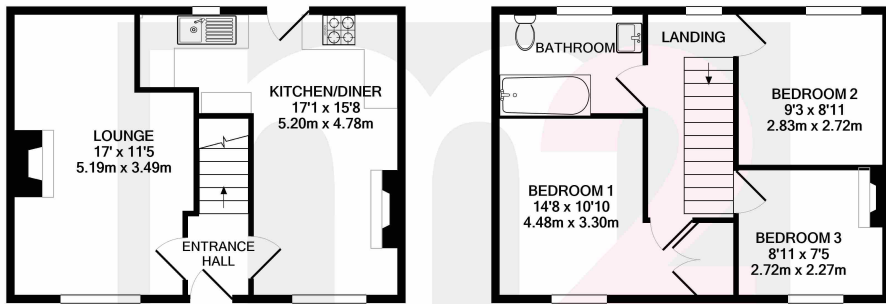
A garden laid to lawn, enclosed by hedging with central pathway to main entrance.

A central entrance hall with stairs to the first floor gives access to the lounge and kitchen/diner. The front aspect lounge benefits from a wood effect floor and recessed wood burner with contemporary tiled hearth. Dual aspect the modern L shaped kitchen/diner benefits from a built in oven and hob, tiled floor and feature recessed fire place. A door opens on to the garden.

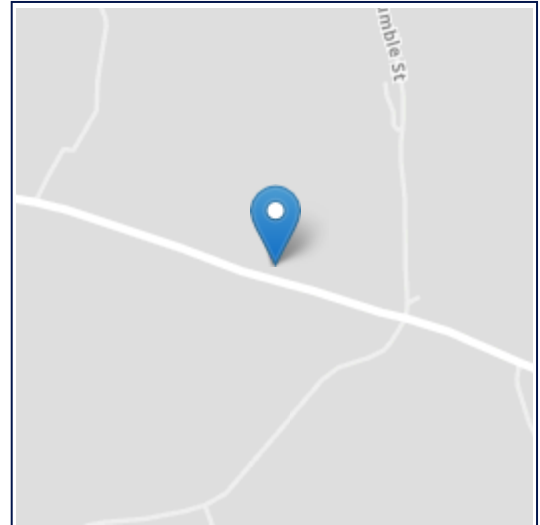
Upstairs the landing leads to the bathroom and 3 bedrooms, the master having a built in wardrobes. The bathroom benefits from part tiled walls with shower over bath.

Outside a stone & paved seating area leads up to a garden laid to lawn over 2 levels. Steps provide access to a hardstanding and shed with double gates onto the rear lane.

Services:  
All mains services connected  
Council Tax Band:  
D



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>	<b>69</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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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I/We acknowledge that I/we have read and understand your terms  
letter and that these property ( 3 Alexandra Terrace, Usk, NP15  
1QH ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_