



12 Castle Wood, Usk. NP15 1SR
£425,000
Tenure Freehold

- FAMILY HOME OF 1421 SQFT
- NO CHAIN
- DOWNSTAIRS W/C
- LOUNGE
- SITTING/DINING ROOM
- KITCHEN / BREAKFAST ROOM
- 4 BEDROOMS & ENSUITE W/C
- FAMILY BATHROOM
- INTEGRAL GARAGE & DRIVEWAY
- CORNER PLOT GARDENS

A spacious detached home occupying a generous corner plot on this convenient development close to Usk town. The property offers the ideal opportunity to modernise the spacious interior to your own style and has the advantage of no chain.

Lawned frontage with driveway parking leads to an integral garage and gated side access. A pitched covered entrance leads to the hall with ground floor w/c and stairs to the first floor. Both the good size sitting/dining room and separate lounge feature sliding doors to the garden. Double doors open to the kitchen/breakfast room with views over the rear garden. A door gives access to the garage.

Upstairs the landing provides access to 4 bedrooms and a family bathroom. The master bedroom benefiting from a shower and en-suite w/c. Bedrooms 2, 3 and 4 have built in storage.

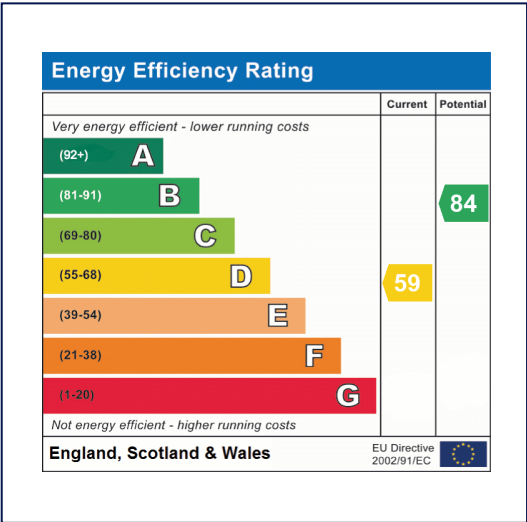
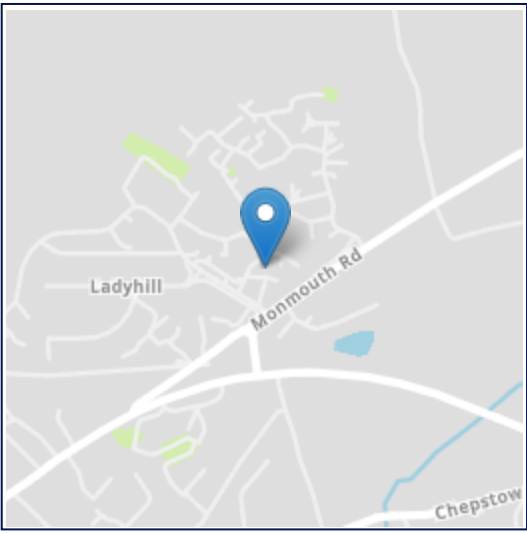
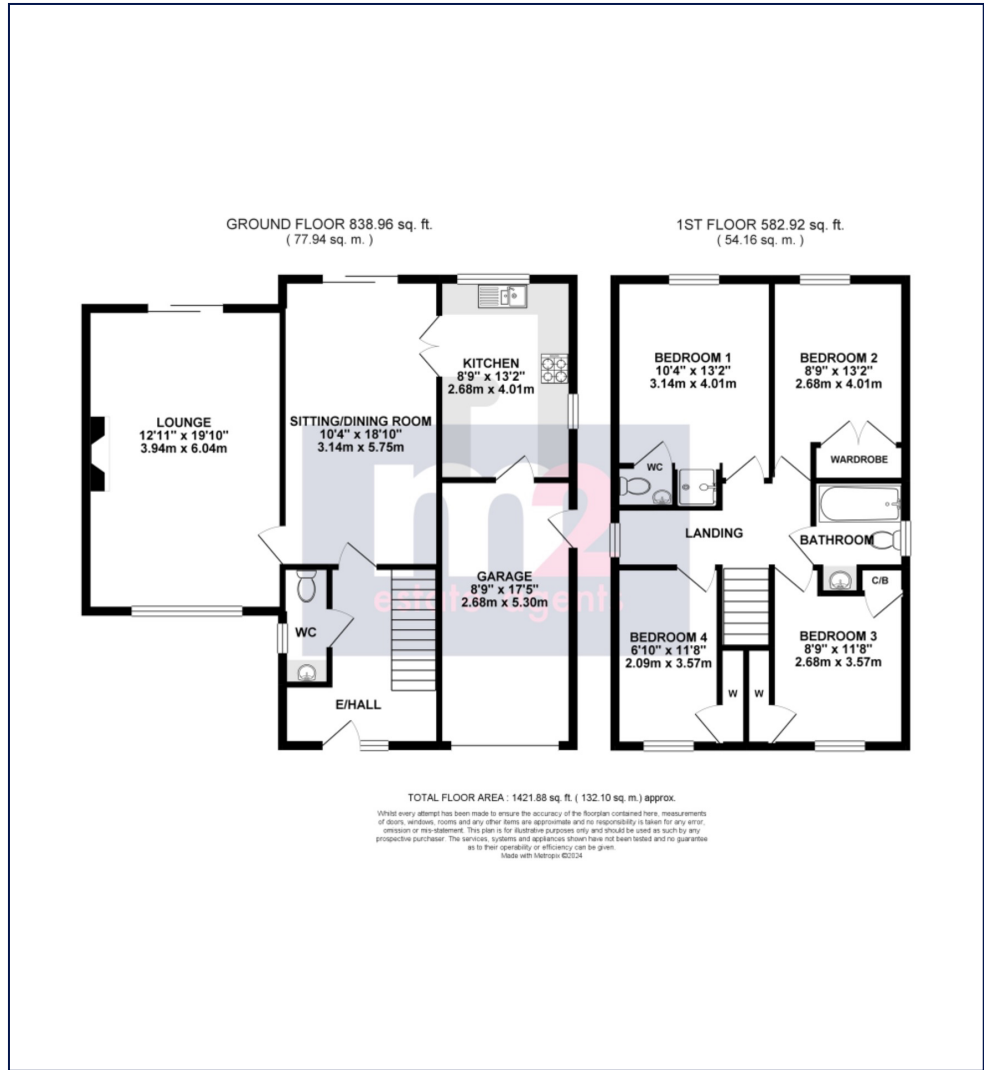
Fully enclosed by fencing the rear garden features a full width patio onto a large garden laid to lawn.

Services:

All mains services connected

Council Tax Band:

G



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.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

I/We acknowledge that I/we have read and understand your terms letter and that these property (12 Castle Wood, Usk, NP15 1SR) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____