



**34 Maryport Street, Usk. NP15 1AE**  
**£450,000**  
**Tenure Freehold**

- CONTEMPORARY OPEN PLAN LAYOUT
- GROUND FLOOR ENSUITE DOUBLE BEDROOM
- 2 FURTHER DOUBLE BEDROOMS
- STUNNING CONVERSION
- NO CHAIN
- LARGE LOUNGE/DINING ROOM
- DOWNSTAIRS W/C & SEPARATE UTILITY ROOM
- KITCHEN WITH BREAKFAST BAR & APPLIANCES
- USK CENTRE LOCATION
- LEVEL PLOT & GARDEN

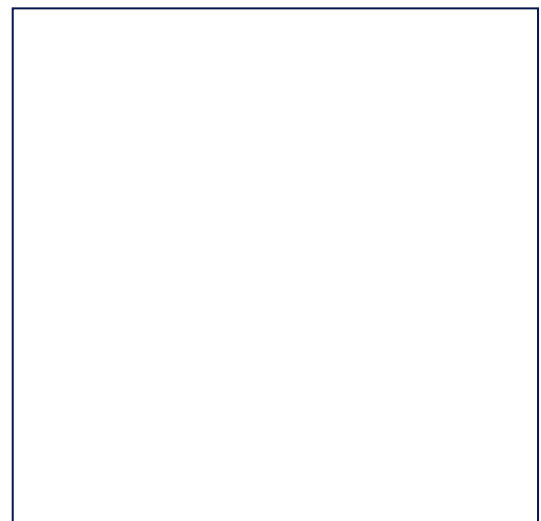
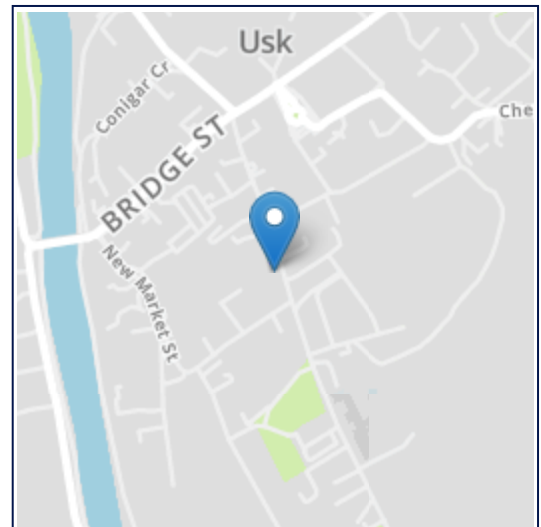
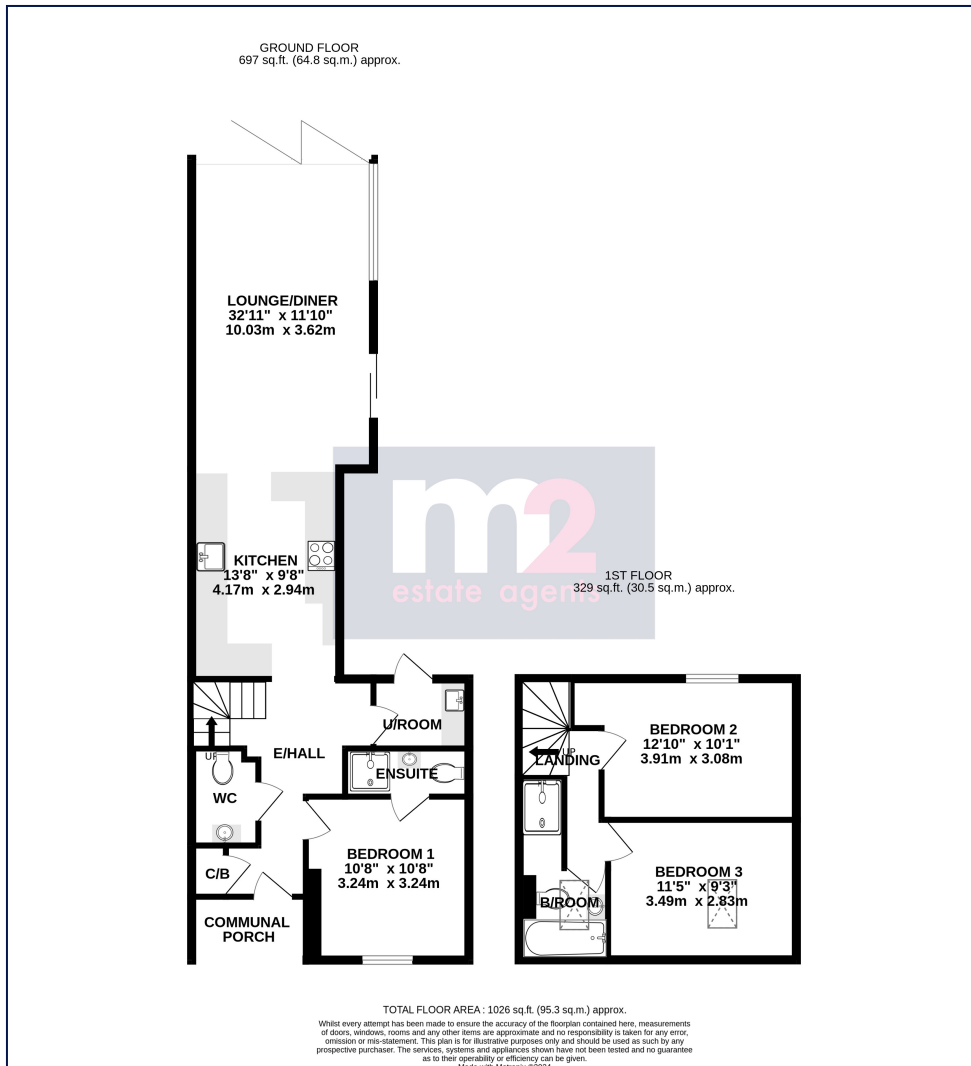
Just completed is this exceptional conversion in the heart of Usk town. An ideal downsize, family home and lock up and leave with a contemporary interior featuring open plan accommodation to the ground floor.

Upon entering the hall a cloakroom/w/c and separate cloaks cupboard is to the left. A front facing ensuite double bedroom is to the right. Stairs to the first floor are off the hall along with a utility room with sink, washing machine, tumble dryer and door to side patio. Open to the hall the fitted kitchen features integrated appliances and a breakfast bar all open plan to vast lounge/dining room. Tiled floor continues through to the lounge area then becoming engineered wood. Sliding doors and floor to ceiling glass panes to the side, bifold doors to the rear, along with a sky lantern, all flood light into this impressive open plan space.

Upstairs the landing leads to 2 further double bedrooms with Velux windows. Fully tiled the bathroom features a large walk in rainfall shower, as well as a bath, w/c and bowl sink set on a vanity unit.

Outside the garden features a full width and side return patio with dwarf retaining wall and raised lawn, all enclosed by fencing and hedgerow. A rear gate and pathway will provide pedestrian access to Old Market Street.

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.

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.