



**16 The Toll House, Woodside, Llanbadoc,
Usk. NP15 1TJ
£280,000
Tenure Freehold**

- WALKING DISTANCE OF USK TOWN & THE RIVER
- 2 DOUBLE BEDROOMS
- LOUNGE
- SITTING ROOM
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- MODERN BATHROOM
- GARDEN WITH REAR PEDESTRIAN ACCESS
- GARDEN STORE
- PAYABLE ALLOCATED PARKING SPACE

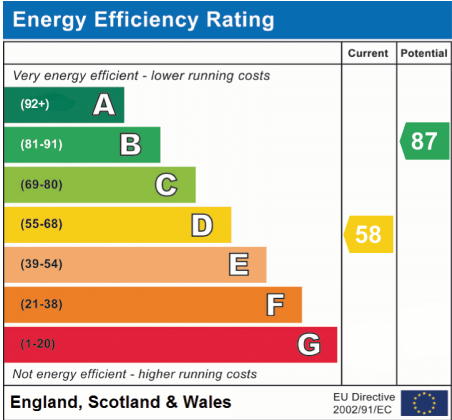
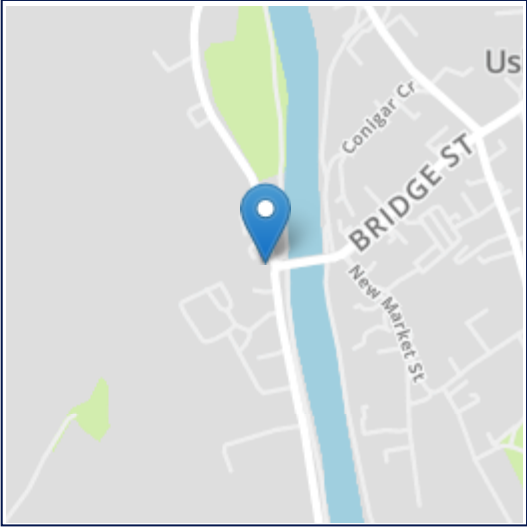
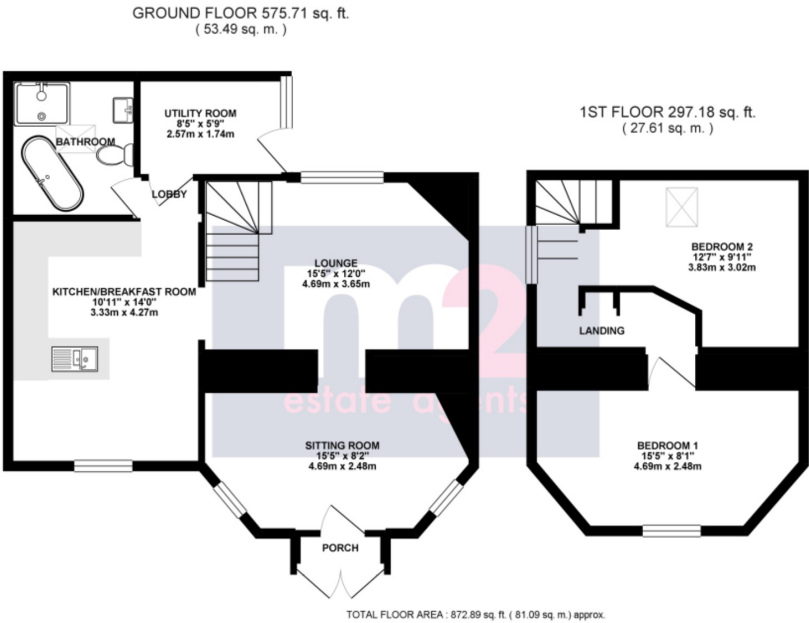
Full of personality and historic appeal, this charming toll house dated 1837 offers superb opportunity to own a truly distinctive home in Usk town. The property boasts a wealth of original features, including exposed timber beams, thick stone walls, and an inviting sense of history woven into every room.

The accommodation is thoughtfully arranged and surprisingly spacious. The ground floor features a cosy lounge and an additional sitting room, ideal for flexible living or entertaining. The kitchen/breakfast room combines dining space with practicality, complemented by a separate utility room for added convenience. A modern four-piece bathroom provides contemporary comfort while being sympathetically styled.

Upstairs, there are two well-proportioned bedrooms, each benefitting from the home’s characterful architecture.

Outside, the property enjoys a small rear garden with a useful store room and pedestrian rear access. A payable allocated parking space adds convenience rarely found in properties of this age and style.

Services:
All mains services connected.
Council Tax Band:
E



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 (16 Woodside, Usk, NP15 1TJ)
details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____