



29 Fernlea, Maryport Street, Usk. NP15 1AE
£347,500
Tenure Freehold

- NO CHAIN
- ORIGINAL PORCHWAY/TILED ENTRANCE HALL
- SPACIOUS SEPARATE LOUNGE & DINING ROOM.
- BRAND NEW FITTED KITCHEN WITH INTEGRAL APPLIANCES.
- TWO BEDROOMS – LARGE MASTER BEDROOM WITH BEAUTIFUL SASH BAY WINDOW
- NEW LUXURY BATHROOM
- MANY ORIGINAL VICTORIAN FEATURES RETAINED.
- NEW FLOORING AND DECORATION THROUGHOUT
- SECLUDED REAR COURTYARD WITH PEDESTRIAN REAR ACCESS
- NEW W/C AND COMBINED UTILITY ROOM

This period home retains many original features alongside a complete re-wire, new gas central heating system, new bathroom, cloakroom, fitted kitchen, complete re-plaster, re-decoration and new flooring throughout, including 100% wool fitted carpets.

Entrance to the house retains the original porch, stained glass front door and Victorian mosaic tile flooring in the hallway, also renovated. High ceilings feature throughout all main rooms punctuated with ornate cornices and plaster mouldings. Original sash windows feature in all front facing rooms. An Art Nouveau cast iron fireplace with ash wooden mantel in the large front facing lounge.

An extended archway leads from the spacious separate rear dining room with attractive painted chimney breast to the newly fitted traditional style kitchen which includes all modern integral appliances. A stylish Victorian style WC/cloakroom is through the rear of the kitchen with combined utility space for washing machine & tumble dryer.

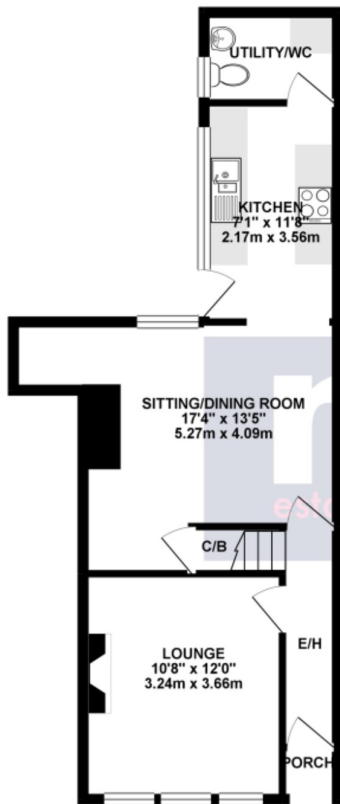
Upstairs is a beautiful galleried landing with roof light leading to a spacious master bedroom spanning the width of the property with a stunning bay window, fireplace with cast iron insert and original tiled hearth, second rear bedroom and bathroom.

The bathroom has been re-modelled and fitted with Victorian style white Burlington sanitary ware and light grey metro tiles, heated towel rail and painted cast iron fireplace with original restored hearth.

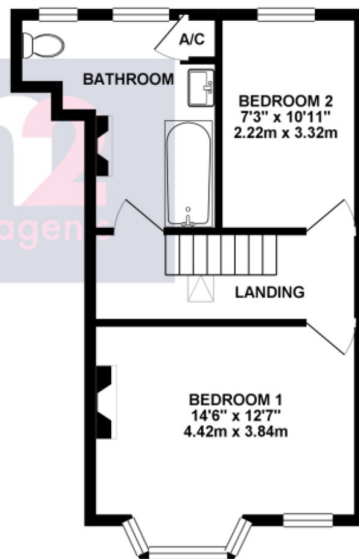
Services:
All mains services are connected.
Council Tax Band:
G



GROUND FLOOR 476.26 sq. ft.
(44.25 sq. m.)

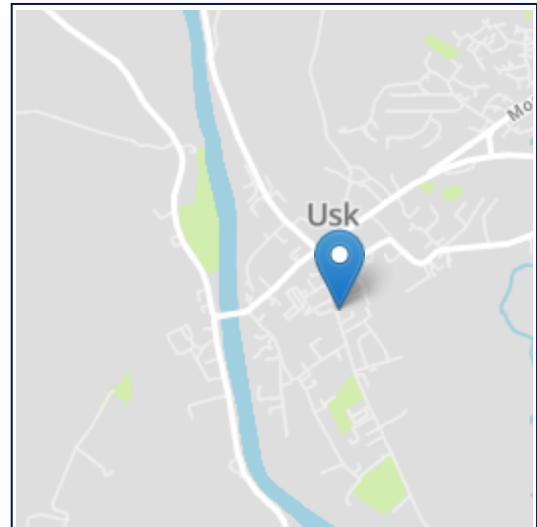


1ST FLOOR 369.86 sq. ft.
(34.36 sq. m.)



TOTAL FLOOR AREA : 846.12 sq. ft. (78.61 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 here 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		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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 (29 Maryport Street, Usk, NP15 1AE) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____