



5 The Chase, Llangybi, Usk. NP15 1TY
£750,000
Tenure Freehold

- 4 DOUBLE BEDROOMS
- 2 BATH/SHOWER ROOMS
- 3 RECEPTIONS
- KITCHEN/BREAKFAST ROOM OPEN TO CONSERVATORY
- DOWNSTAIRS W/C
- SPACIOUS HALL
- OFFICE ABOVE DOUBLE GARAGE
- EXTENSIVE DRIVEWAY PARKING
- COUNTRYSIDE VIEWS
- LANDSCAPED GARDENS

Situated in a quiet cul de sac of just 12 family homes, on an enviable corner plot with views over open fields to the rear. Both bathrooms and the kitchen/breakfast room have been upgraded in recent years, with the addition of an office over the double garage.

Spacious hall with w/c and under stairs cupboard features an open arch to the lounge. Dual aspect the lounge has a central log burner with marble surround. A further archway opens to the dining room with French doors to the rear. A separate study/playroom faces front. Recently fitted the modern kitchen features extensive storage with built in 5 ring Neff hob and extractor, eye level double oven , Bosch dishwasher, freezer, tall larder fridge. Granite work surfaces extend to a peninsular breakfast bar with space for tumble dryer and washing machine. A conservatory with French doors to the garden is open to the kitchen.

Upstairs the landing leads to 4 double bedrooms and the family bathroom. The master has built in wardrobes, drawers and dressing table. The fully tiled modern ensuite features quadrant shower with rainfall head, his & hers vanity sinks and low level w/c. Bedrooms 3 & 4 have built in wardrobe. The family bathroom features a freestanding bath, shower cubicle, bowl sink on a vanity unit, w/c.

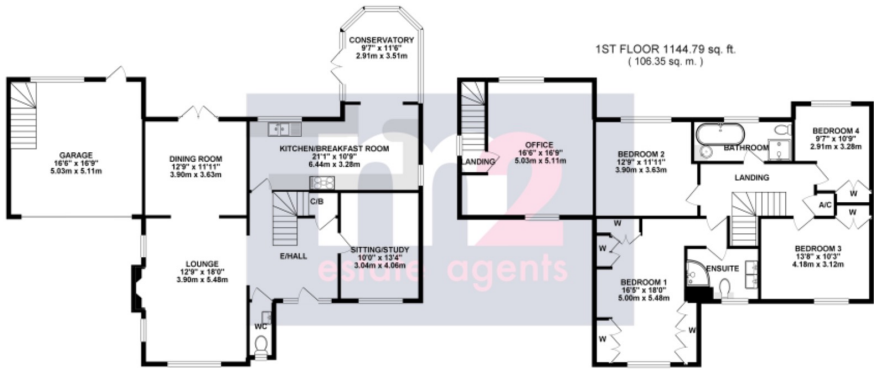
Outside and extensive drive leads to a double garage with office above. The wrap around gardens include patio and lawn areas with views over fields. The rear garden has elevated views over a brook several feet below.

Services:
Mains electric, water and drainage, oil heating.
Council Tax Band:
G



GROUND FLOOR 1276.44 sq. ft.
(118.59 sq. m.)

1ST FLOOR 1144.79 sq. ft.
(106.35 sq. m.)



TOTAL FLOOR AREA : 2421.23 sq. ft. (224.94 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 have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Mapbox 6/2/20



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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Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____