



2a Porthycarne Street, Usk. NP15 1RY
£450,000
Tenure Freehold

- **USK TOWN CENTRE LOCATION**
- **ALLOCATED OFF STREET PARKING FOR 2 CARS**
- **3 BEDROOMS**
- **MASTER BEDROOM WITH EN SUITE**
- **FAMILY BATHROOM**
- **LOUNGE**
- **KITCHEN/DINING/FAMILY ROOM**
- **ENCLOSED REAR GARDEN**
- **GRADE II LISTED BUILDING**

An entrance hall accessed via Porthycarne Street features stairs to the first floor with storage beneath and downstairs cloakroom.

The lounge faces front and includes underfloor heating which continues throughout the ground floor.

Spanning the rear of the property with access to the garden is the spacious kitchen/dining/family room. The kitchen features Neff built in appliances including oven, hob, extractor hood and dishwasher as well as a integrated fridge/freezer. Wall and base units with matching splash back and work surfaces include a breakfast bar.

Upstairs the landing with airing cupboard leads to all three bedrooms and bathroom.

Part tiled the ensuite shower room features a vanity sink, low level w/c, walk in shower cubicle and heated towel rail. The part tiled main bathroom includes a shower over the bath, floating vanity sink, low level w/c and heated towel rail.

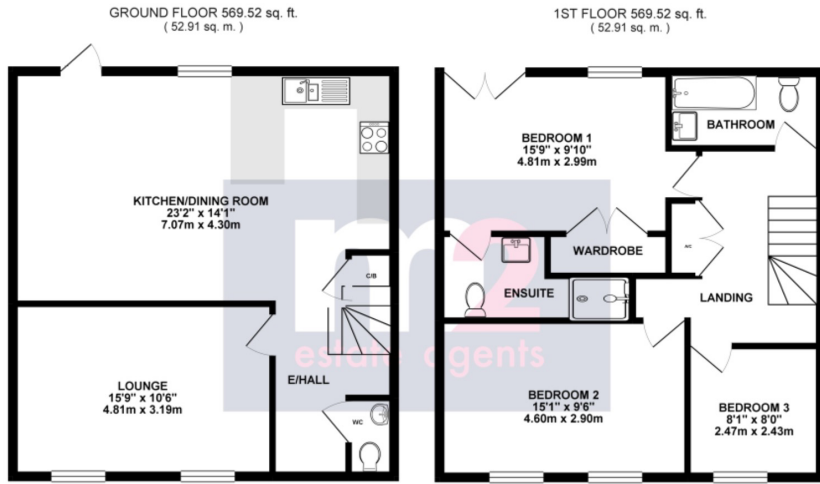
Outside the rear garden is fully enclosed with fencing, being mainly laid to lawn with patio area. A rear gate leads to the two allocated parking spaces within the parking area.

Services:

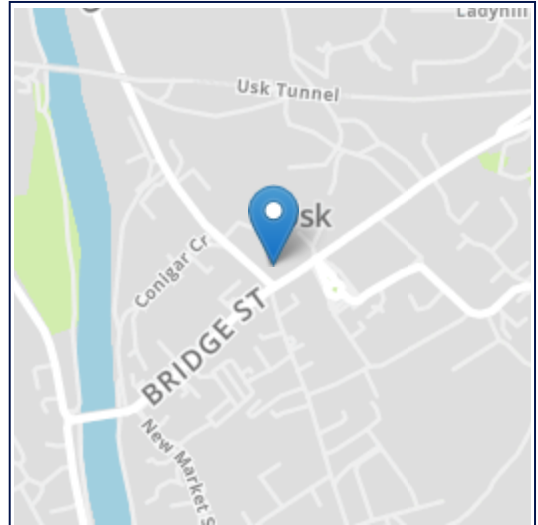
All mains services connected

Council Tax Band:

D



While 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		89
B		
(69-80)	78	
C		
(55-68)		
D		
(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 (2a Porthycarne Street, Usk, NP15 1RY) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____