



**4 Silure View, Usk. NP15 1TR**  
**£325,000**  
**Tenure Freehold**

- WALKING DISTANCE OF LOCAL PRIMARY
- HIGHLY POPULAR DEVELOPMENT
- EASY ACCESS TO A449, M4 & M50
- ATTACHED GARAGE
- DRIVEWAY
- SPACIOUS LOUNGE
- KITCHEN/BREAKFAST ROOM
- 2 BATH/SHOWER ROOMS
- 3 BEDROOMS
- DOWNSTAIRS W/C



Set on this popular development on the outskirts of Usk, walking distance of the local primary school is this semi detached modern home with attached garage and wider than average rear garden.

An entrance hall with downstairs w/c leads to a front facing spacious lounge with stairs to the first floor. A kitchen/dining room is to the rear with French doors out to the rear garden.

Upstairs the landing gives access to three bedrooms, the master featuring an ensuite shower room. A part tiled bathroom has a shower over the bath.

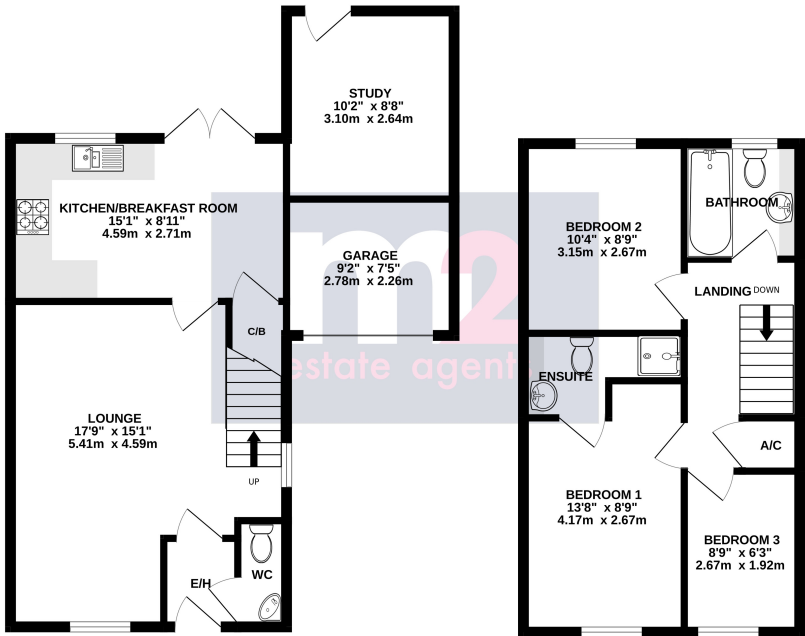
A driveway leads to the attached partitioned garage providing an office & storage and front pathway with iron railings. The property now has a low maintenance rear garden laid with stone, seating area with pergola over, random shrubs.

Services:  
All main services connected  
Council Tax Band:  
E



GROUND FLOOR  
562 sq.ft. (52.2 sq.m.) approx.

1ST FLOOR  
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA: 963 sq.ft. (89.4 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 Metropix C5025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 ( 4 Silure View, Usk, NP15 1TR )  
details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_