



13 The Meadows, Usk. NP15 1BT
£300,000
Tenure Freehold

- EXCEPTIONALLY WELL PRESENTED
- MODERNISED FAMILY HOME
- SITUATED CLOSE TO TWYN SQUARE & LOCAL AMENITIES
- GARAGE & DRIVEWAY
- DOUBLE GLAZED
- 3 BEDROOMS
- MODERN KITCHEN & BATHROOM
- LOUNGE WITH WOOD BURNER
- DINING ROOM
- NO CHAIN

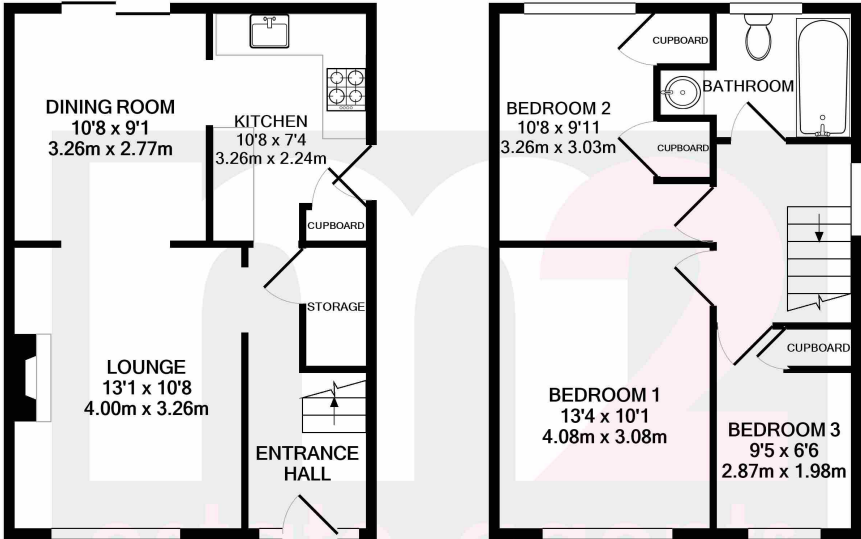
A modernised and exceptionally well presented 3 bedroom semi detached property situated close to the primary school, lying a short walk from Twyn square and local amenities. Benefiting from a refitted kitchen, contemporary bathroom, the property now offers excellent family accommodation.

The entrance hall has stairs to first floor and Mandarin Stone slate tiled floor extending into the kitchen. There is a good size lounge with recessed wood burner on stone hearth, open to the dining room featuring bifold doors to the rear. A modern kitchen benefits from an extensive range of built in appliances including dishwasher, fridge/freezer, oven & hob with extractor over, wooden work surfaces with inset sink & extendable mixer tap, marble tiled splash backs and built in pantry.

To the first floor a bright landing leads to 3 bedrooms and a contemporary white bathroom having brushed brass fittings, bath with rain shower over, vanity wash hand basin with large mirrored cabinet above and contrasting Mandarin Stone part tiled walls.

Outside a full width brick paviour drive for up to 3 cars continues down the side of the house to a detached garage with electric door. Enclosed by fencing the rear garden features a travertine marble patio extending to a seating area.

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

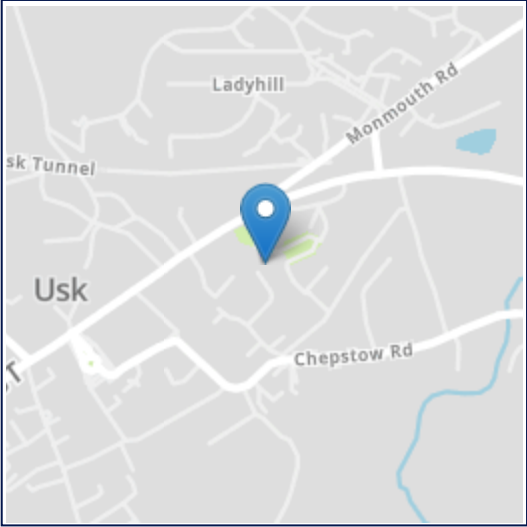


GROUND FLOOR
APPROX. FLOOR
AREA 392 SQ.FT.
(36.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 392 SQ.FT.
(36.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 783 SQ.FT. (72.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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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