



**29 Black Barn Lane, Usk. NP15 1BP**  
**£320,000**  
**Tenure Freehold**

- **SPACIOUS SEMI DETACHED PROPERTY**
- **POPULAR LOCATION WITHIN USK TOWN**
- **GOOD SIZE LOUNGE**
- **KITCHEN/DINER**
- **GROUND FLOOR WC**
- **3 BEDROOMS**
- **MODERN BATHROOM**
- **EXTENSIVE PARKING TO FRONT**
- **LARGE EASILY MAINTAINED ENCLOSED REAR GARDEN**

Walking distance of the local primary school is this spacious semi detached family home situated within Usk town, benefiting from extensive parking to the front, pleasant easily maintained enclosed rear garden and a contemporary open plan layout.

Upon entering the open plan interior, an office area is to the left along with a downstairs w/c and cloaks cupboard. Stairs rise to the first floor. A herringbone hard wood floor extends from the entrance, through the dining area into the open plan modern kitchen divided by a central island breakfast bar. The dual aspect, good size lounge/diner features wood panelling and ample space for an l-shaped sofa and dining table.

Upstairs the landing provides access to 3 good sized bedrooms all having built in storage or wardrobes. A refitted bathroom benefits from a shower over the bath.

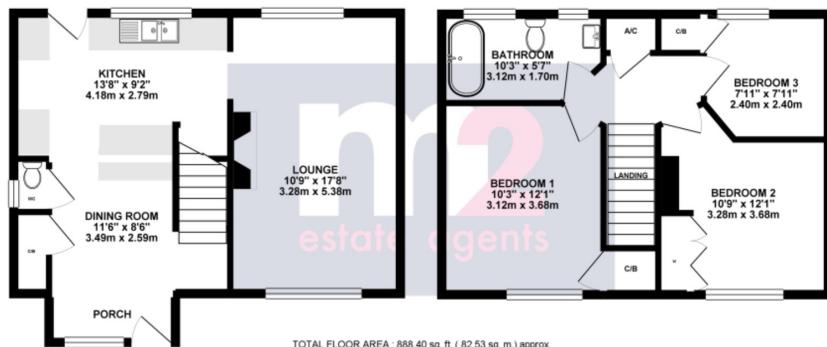
A driveway to the front is laid with Cotswold stone providing parking for numerous vehicles, side access leads to the rear garden. Enclosed by fencing the rear garden features a full width stone tiled patio leading onto a garden laid with Astro turf. A large decked area with pergola over is an ideal outside entertaining space.

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

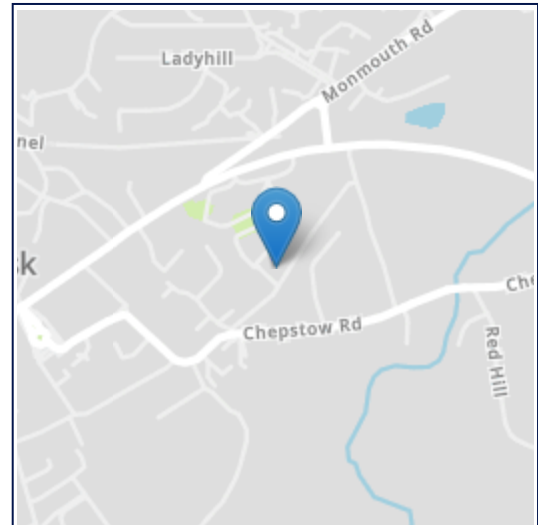


GROUND FLOOR 456.51 sq. ft.  
(42.41 sq. m.)

1ST FLOOR 431.89 sq. ft.  
(40.12 sq. m.)



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 are not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>72</b>	
(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		
<b>England, Scotland &amp; Wales</b>	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.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.