



**Cart Horse Stable, The Cayo, Llandenny, Usk.
NP15 1DP
GUIDE PRICE £475,000 - £500,000
Tenure Freehold**

- STUNNING SETTING WITH OPEN VIEWS
- NEWLY CONVERTED SEMI DETACHED BARN
- SINGLE STOREY ACCOMMODATION
- 2 DOUBLE BEDROOMS
- ENSUITE SHOWER ROOM & FAMILY BATHROOM
- STUNNING VAULTED KITCHEN/DINING/FAMILY ROOM
- EXCEPTIONAL QUALITY FINISH
- GOOD SIZE REAR GARDEN
- NO CHAIN

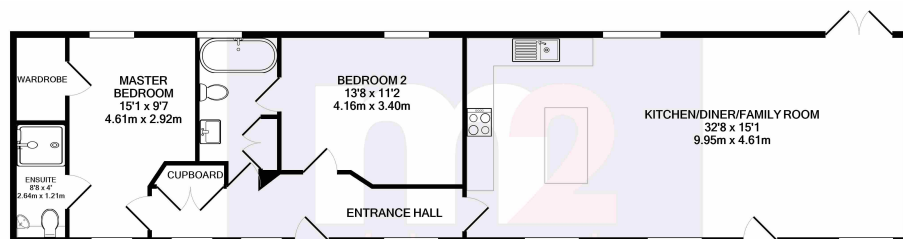
**** GUIDE PRICE £475,000 - £500,000 **** An exceptional, recently completed semi detached barn conversion with panoramic views of the Usk Valley. Exposed beams, vaulted ceilings, exposed stone walls are a key feature of the property including the stunning dual aspect kitchen/dining/family room. This superb space features engineered wood floor and French doors out to the patio and garden. Master bedroom and ensuite. A double guest bedroom with direct access into the main bathroom.

Services:

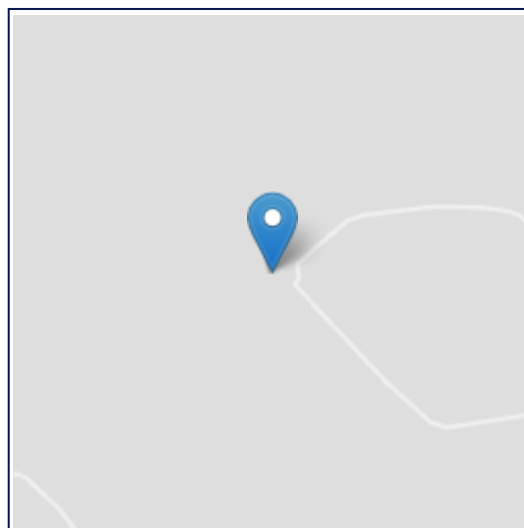
Mains electric and water supply, private drainage and propane gas.

Council Tax Band:

TBC



TOTAL APPROX. FLOOR AREA 996 SQ.FT. (92.5 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.
 Made with Metropix 6/2022.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		96
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(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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