



**Glascoed.**  
**£450,000**  
**Tenure Freehold**

- RECENTLY RENOVATED COTTAGE
- OCCUPYING APPROXIMATELY 1 ACRE
- COMMONERS RIGHTS
- DEFRA REGISTERED
- RECEPTION HALL/SUMMER ROOM
- MODERN KITCHEN/BREAKFAST ROOM WITH INTEGRATED APPLIANCES
- UTILITY ROOM/GROUND FLOOR WC
- EXTENSIVE PARKING AND ATTACHED GARAGE
- GOOD SIZE LOUNGE WITH MULTI FUEL BURNER
- UPVC DOUBLE GLAZING

**17 Bridge Street, Usk, NP15 1BQ**  
**M2 Estate Agents Usk 01291 672827**  
**[www.m2ea.co.uk](http://www.m2ea.co.uk)**

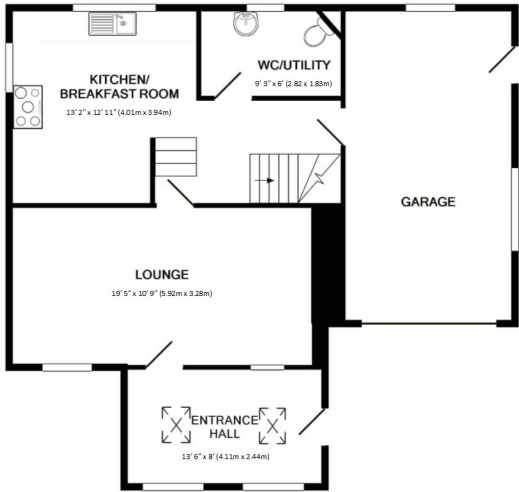
A well maintained renovated 3 bedroom semi-detached cottage. Occupying in the region of 1 acre in this rural location a short distance from Llandegfedd Reservoir and New Inn. Commoners rights attached to the property allow the resident free reign to walk the common land and to collect wood at their will. The cottage itself has been transformed with everything from plumbing, electrics and plastering to the roof being renewed. Externally the paddock has separate access from Glascoed Lane and both the driveway and paddock have water and electric services.

Services:

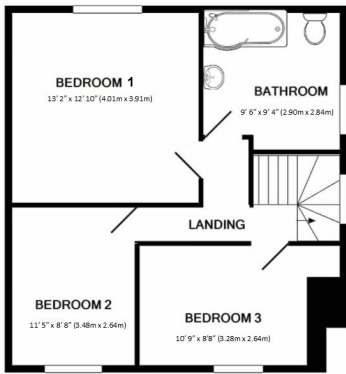
Mains: electricity and water, oil fired central heating, private: drainage.

Council Tax Band:

Band F

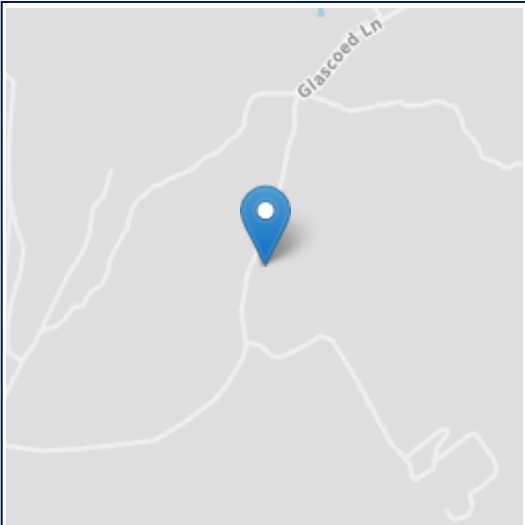



GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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| Energy Efficiency Rating                    |                         |   |
|---|-------------------------|---|
|   | Current                 | Potential   |
| Very energy efficient - lower running costs |                         |   |
| (92 to 100) A                               |                         |   |
| (81 to 91) B                                |                         |   |
| (69 to 80) C                                |                         |   |
| (55 to 68) D                                |                         |   |
| (39 to 54) E                                |                         |   |
| (21 to 38) F                                |                         |   |
| (1 to 20) G                                 |                         |   |
| Not energy efficient - higher running costs |                         |   |
| England, Wales & N.Ireland                  | 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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