



**100 Timberlands, Maryport Street, Usk. NP15**

**1AH**

**£550,000**

**Tenure Freehold**

- **SUBSTANTIAL & VERSATILE FAMILY HOME**
- **PARKING & GARDENS**
- **GREAT POTENTIAL**
- **GROUND & FIRST FLOOR BATH/SHOWER ROOMS**
- **4/5 BEDROOMS**
- **STUDY/BEDROOM 5**
- **LANDING PROVIDING SEATING AREA & BALCONY**
- **REFITTED KITCHEN & UTILITY ROOM**
- **SPLIT LEVEL LOUNGE**
- **DINING ROOM**

Situated on a superb corner plot, overlooking the local cricket club is this substantial detached property covering 1792sqft of spacious accommodation. This extensive home has been newly decorated and re carpeted throughout providing a blank canvas for further modernisation or redesign opportunities.

Internally the versatile layout provides the option of multi-generational use with two bedrooms and bathroom facilities on the ground floor. Two separate entrances could also assist in dividing the ground and first floor.

The main living area features a south facing split level lounge with box bay window. Stairs lead to a bright dining room with windows to all elevations and access to the garden. There is a refitted kitchen with built in oven & hob, boiler room and utility room.

Upstairs a large landing with balcony, provides a seating area under a vaulted ceiling enjoying views over the cricket ground, down the Usk valley and towards Wentwood forest. 3 further bedrooms are accessed from the landing and a family shower room.

The property occupies an exceptional corner plot with low maintenance paved gardens with inset flower beds to 3 sides. A driveway provides parking with further garden beyond laid mainly to lawn with bordering flower beds and green house. All enclosed by hedging, fencing and walling.

**Services:**

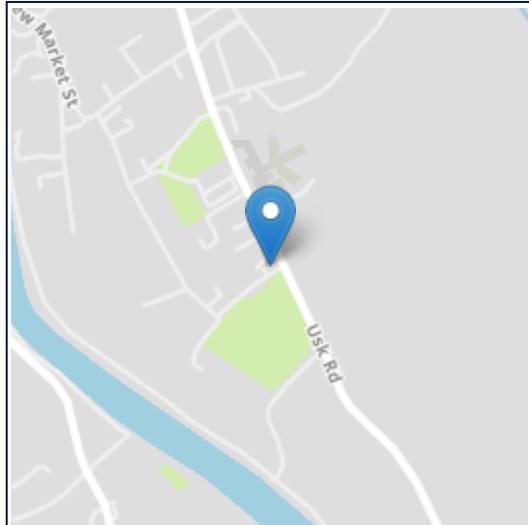
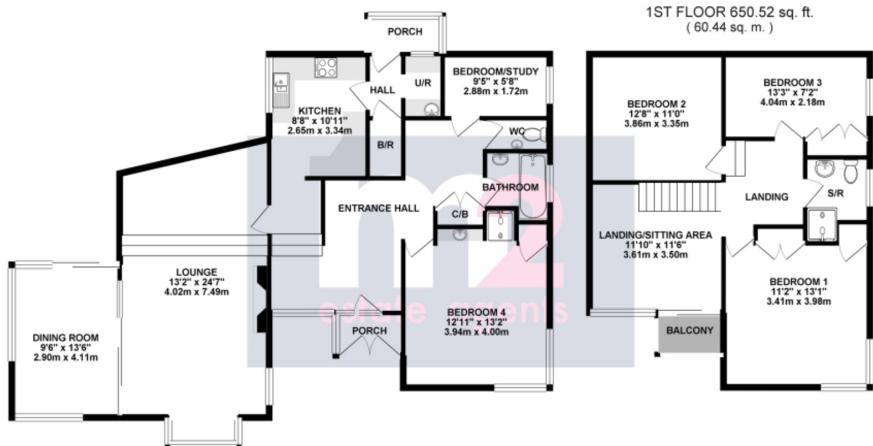
Mains electric, water and drainage. Oil heating

**Council Tax Band:**

Band H



GROUND FLOOR 1141.91 sq. ft.  
( 106.09 sq. m. )



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</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.

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I/We acknowledge that I/we have read and understand your terms letter and that these property ( 100 Maryport Street, Usk, NP15 1AH ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

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

Date \_\_\_\_\_

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

Date \_\_\_\_\_