



38 Ladyhill, Usk. NP15 1SH
£350,000
Tenure Freehold

- EXTENDED SEMI DETACHED HOME
- EXCELLENT FAMILY ACCOMMODATION OVER 3 LEVELS
- ENTRANCE HALL
- LOUNGE
- GOOD SIZE KITCHEN/DINER OPENING TO CONSERVATORY
- 4 BEDROOMS
- REFITTED BATHROOM
- DRIVEWAY & GARDEN TO FRONT
- GOODSIZE REAR GARDEN AND GARAGE

An extended 4 bedroom semi detached property, offering excellent family accommodation over 3 levels, situated in this convenient location on the outskirts of Usk within easy access of the town centre, local schools and the A449.

The property benefits from a good size rear garden with access to a service lane and good size garage.

To the ground floor: An entrance hall with stairs to first floor. A lounge with bay window benefits from a wood burner having wooden mantle over.

The refitted kitchen opens to a dining room with engineered wooden floor extending to a conservatory overlooking the rear garden with glass roof.

To the first floor: A landing leads to 3 bedrooms and a contemporary bathroom with double ended bath and large walk-in shower.

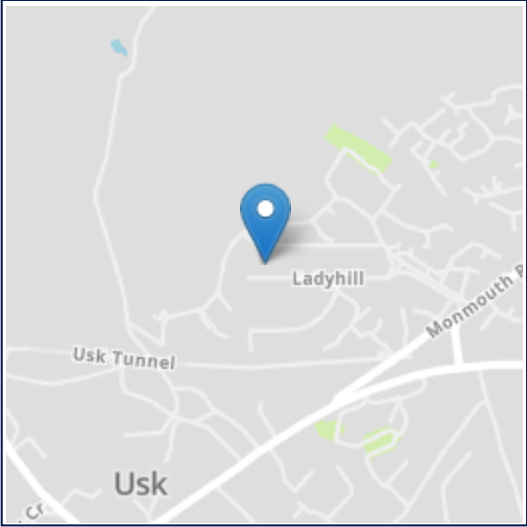
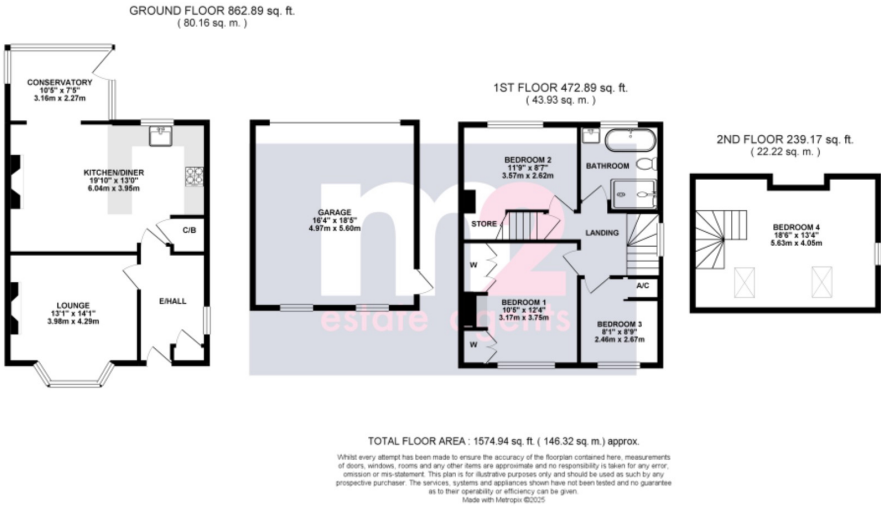
To the second floor: A large loft room provides a 4th bedroom with velux windows

Outside: To the front: A garden and driveway, side access via gate.

To the rear: A patio area leads up to a large garden laid to lawn enclosed by fencing with side path to rear access and a good size garage having electric up and over door.

Services:
All mains services connected
Council Tax Band:

E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(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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I/We acknowledge that I/we have read and understand your terms letter and that these property (38 Ladyhill, Usk, NP15 1SH) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____