



**19 Ton Road, Llangybi, Usk. NP15 1NT**  
**£325,000**  
**Tenure Freehold**

- ATTRACTIVE MID-TERRACE COTTAGE STYLE PROPERTY
- POPULAR VILLAGE LOCATION WITHIN THE USK VALLEY
- LARGE ENCLOSED REAR GARDENS
- ENTRANCE HALL
- LOUNGE WITH FRENCH DOORS TO REAR
- L-SHAPED KITCHEN/BREAKFAST ROOM
- LARGE SITTING/DINING ROOM
- 3 BEDROOMS
- 1ST FLOOR BATHROOM
- PARKING & GARDEN TO FRONT

Situated in the picturesque village of Llangybi within the heart of the Usk Valley, this attractive mid-terrace cottage style property benefits from an exceptionally large rear garden and offers good family accommodation comprising:

To the ground floor: An entrance hall, with stairs to the first floor, leads to a pleasant lounge enjoying an outlook to the front, having French doors to the rear.

The L-shaped Kitchen/Breakfast is fitted with an extensive range of wall and base units, integral appliances and space for a table.

Leading from the kitchen is a spacious sitting/dining room opening to the rear garden.

To the first floor: A landing leads to 3 bedrooms, the master & 2nd bedrooms having built-in wardrobes, and the family bathroom with bath & shower.

Outside: To the front: a garden laid to lawn with car hardstanding. Steps lead to the main entrance and shared side access.

To the rear: A patio area leads up to an exceptionally large garden again laid mainly to lawn with randomly planted shrubs enclosed by fencing.

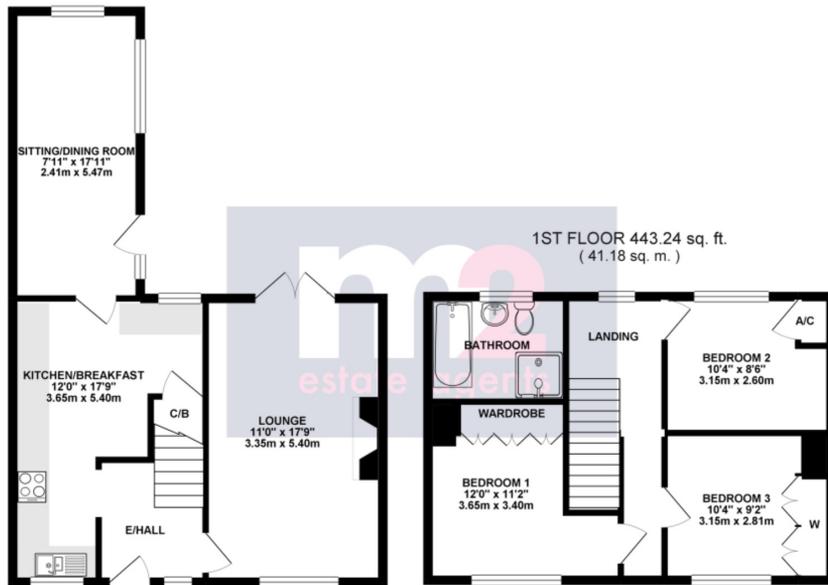
Services:

Council Tax Band:

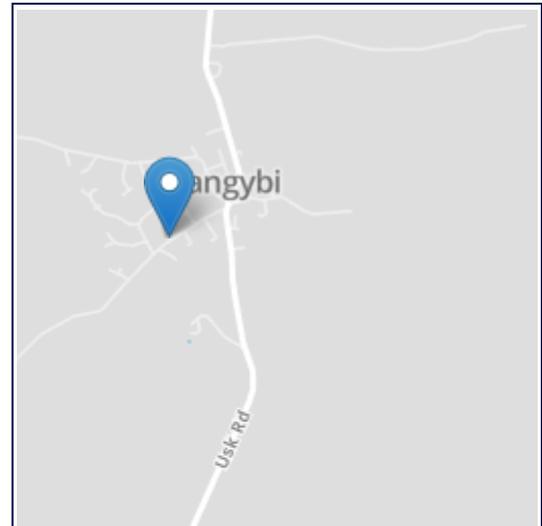
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GROUND FLOOR 548.99 sq. ft.  
(51.00 sq. m.)



TOTAL FLOOR AREA: 992.23 sq. ft. (92.18 sq. m.) approx.  
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 have not been tested and no guarantee as to their operability or efficiency can be given.  
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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 ( 19 Ton Road, Usk, NP15 1NT ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

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

Date \_\_\_\_\_

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

Date \_\_\_\_\_