



10 Blestium Drive, Usk. NP15 1TS
£410,000
Tenure Freehold

- WELL PRESENTED DETACHED PROPERTY
- SITUATED ON THE FRINGE OF USK TOWN
- 4 BEDROOMS
- EN SUITE SHOWER ROOM AND FAMILY BATHROOM
- GOOD SIZE ENCLOSED REAR GARDEN

- LOUNGE
- REFITTED OPEN PLAN KITCHEN/BREAKFAST ROOM
- UTILITY AREA
- DRIVEWAY & GARAGE

Well presented and upgraded detached house, situated in a cul de sac on this highly popular development on the edge of Usk town. Walking distance of Usk Primary School and play parks this 4 bedroom family home has the benefit of driveway parking and a garage.

Entrance hall with stairs to the first floor and cloakroom w/c leads to both the lounge and kitchen/breakfast room. Dual aspect the front to back lounge features French doors to the garden. The open plan kitchen/dining room includes built in oven, 5 ring gas hob with extractor over and fridge/freezer. An open utility area provides space for a washing machine and tumble dryer. Door leads to the garden.

Upstairs a landing leads to four bedrooms and the family bathroom. The master has an ensuite shower room, there are two further double bedrooms with the 4th being fitted as a dressing room.

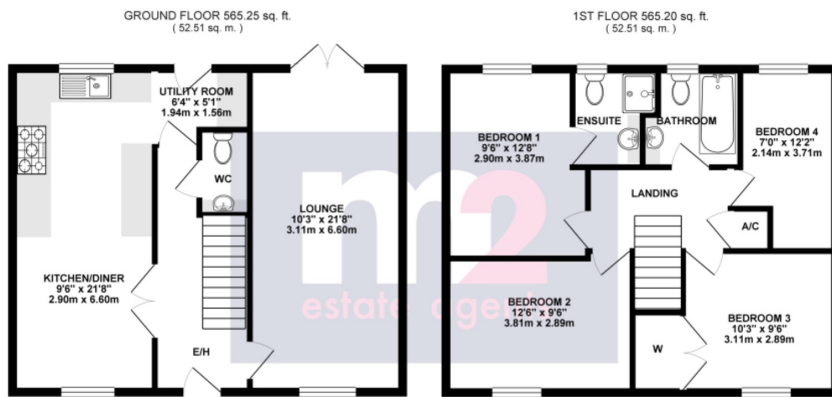
Outside is a driveway leading to the garage. A side gate provides access to the rear garden with large patio and lawned area, all enclosed by a combination of brick walling and fencing.

Services:

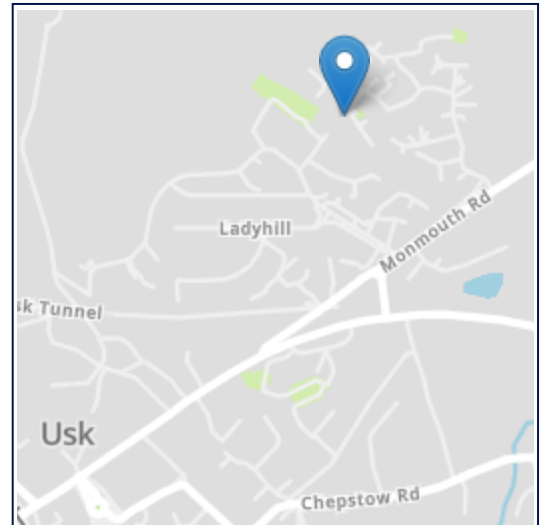
All mains services connected

Council Tax Band:

D



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 a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	88
(69-80)	C	76
(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 (10 Blestium Drive, Usk, NP15 1TS) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____