



2a Ladyhill Close, Usk. NP15 1SJ
365000 £365,000
Tenure Freehold

- MODERN DETACHED FAMILY HOME
- CONVENIENT LOCATION ON THE FRINGE OF USK TOWN
- ENTRANCE HALL & CLOAKROOM/WC
- GOOD SIZE LOUNGE/DINER WITH FRENCH DOORS TO REAR
- KITCHEN WITH BUILT IN OVEN AND HOB
- 3 BEDROOMS
- FAMILY BATHROOM
- EXTENSIVE PARKING & GARDEN TO FRONT
- SEATING AREA TO REAR.

Occupying a pleasant corner plot this modern 3 bedroom detached property lies on the fringe of Usk town within easy access of the local school and A449.

The property offers good family accommodation comprising:

To the ground floor: An entrance hall with turned staircase to the first floor and cloakroom/wc off.

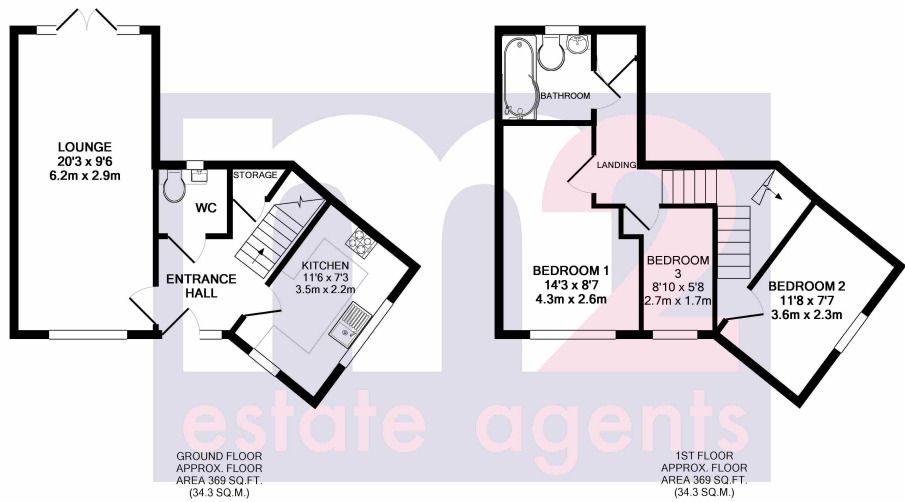
A good size lounge/dining room enjoys a dual aspect with French doors opening to the rear.

The modern kitchen benefits from a built in oven and hob with outlook over the front garden, breakfast bar.

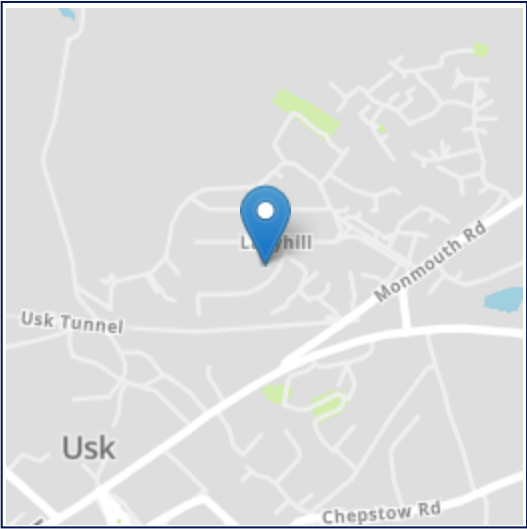
To the first floor: A split staircase provides access to 3 bedrooms and family bathroom with shower over bath.

Outside: to the front: A lawned garden double driveway provides parking. A gate provides access to a further garden again laid to lawn enclosed by fencing and hedging, raised decked seating area. Paved pathways extend to the rear seating area laid with stone, enclosed by fencing

Services:
All mains services connected
Council Tax Band:
F



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	82	
(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 (2a Ladyhill Close, Usk, NP15 1SJ)
details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____