



31 Glan-Y-Nant, Llangybi, Usk. NP15 1PZ
£250,000
Tenure Freehold

- POPULAR VILLAGE 2.5 MILES FROM USK
- ENTRANCE HALL
- MODERN DOWNSTAIRS CLOAKROOM
- 2 RECEPTIONS
- MODERN KITCHEN
- REAR PORCH/UTILITY
- 3 BEDROOMS
- MODERN BATHROOM
- PRIVATE REAR GARDEN
- WELL PRESENTED THROUGHOUT

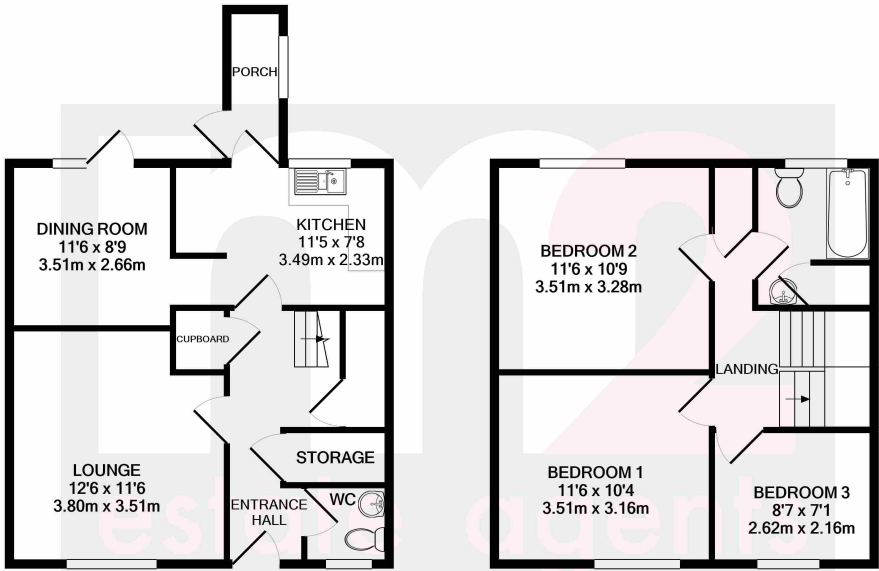
Situated within the sought after village of Llangybi in the heart of the Usk Valley this 3 bedroom mid terrace property offers ideal accommodation for a first time buyer, family or retirement. The property lies within easy access of Caerleon & Usk, country walks & The White Hart Public House.

Entrance hall with large storage cupboard and turned stairs to first floor with cupboard beneath. A modern w/c/cloakroom is accessed from the hall. The lounge faces front. The dining room has direct access to the garden and leads through to the modern kitchen. A rear porch/ utility is off the kitchen with door opening to the garden.

Upstairs are three good size bedrooms and a modern family bathroom.

To the front of the property is a communal parking area. The rear garden features a seating area leading to a level garden laid to lawn all enclosed by fencing with gate to rear lane. The garden backs on to open fields.

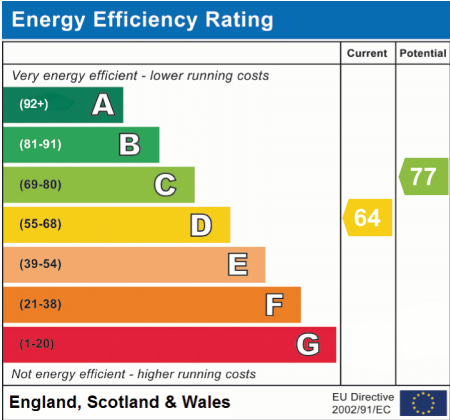
Services:
Mains: water, electricity and drainage, heating: oil
Council Tax Band:
Band D



GROUND FLOOR
APPROX. FLOOR
AREA 451 SQ.FT.
(41.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 426 SQ.FT.
(39.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 877 SQ.FT. (81.5 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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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 (31 Glan-Y-Nant , Usk, NP15 1PZ)
details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____