



1 Castle Wood, Usk. NP15 1SR
£495,000
Tenure Freehold

- CONVENIENT LOCATION CLOSE TO USK TOWN
- 4 BEDROOMS
- FAMILY BATHROOM & EN-SUITE SHOWER ROOM
- SITTING/PLAYROOM
- KITCHEN/BREAKFAST ROOM
- LARGE LOUNGE/DINING ROOM
- UTILITY ROOM & GROUND FLOOR W/C
- ENCLOSED REAR GARDEN
- DETACHED FAMILY HOME

17 Bridge Street, Usk, NP15 1BQ
M2 Estate Agents Usk 01291 672827
www.m2ea.co.uk

Situated in a cul de sac of all self build detached properties, located within easy access of Usk town, the A449, M4 and the local Primary school.

A double driveway is to the front with bordering lawn. Pathways lead to the main entrance and side access.

A pitched open porch covers the main entrance into the hall. The spacious lounge/diner enjoys an outlook to the rear with feature fireplace and French doors opening to the garden. Double doors from the dining area open to a front aspect sitting room/office. A large kitchen/breakfast room is fitted with an extensive range of wall and base units, having built in appliances. The utility room leads off the kitchen along with a refitted cloakroom/w/c.

Upstairs a galleried landing leads to 4 good size bedrooms, the master having an en suite shower room. A modern family bathroom has both a bath and quadrant shower cubicle, close coupled w/c and half inset vanity sink.

The rear garden features a seating area, paths leading to a shaped patio and lawned garden, all enclosed by fencing and hedging.

Services:

All mains services connected

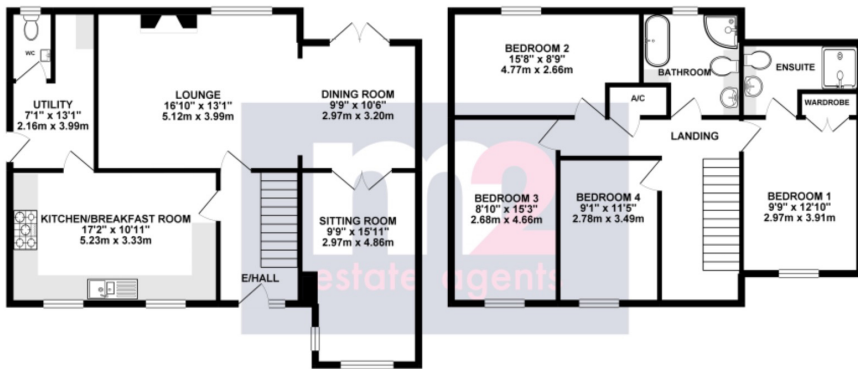
Council Tax Band:

G



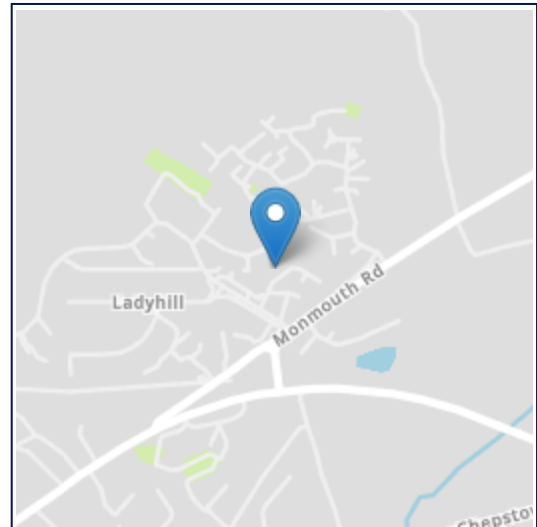
GROUND FLOOR 825.85 sq. ft.
(76.72 sq. m.)

1ST FLOOR 759.20 sq. ft.
(70.53 sq. m.)



TOTAL FLOOR AREA: 1585.05 sq. ft. (147.26 sq. m.) approx.

Whilst every effort 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 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	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		

Current	Potential
69	82

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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