



**3 Conigar Crescent, Usk. NP15 1RX**  
**£475,000**  
**Tenure Freehold**

- HIGHLY DESIRED PRIVATE ROAD
- 3 BEDROOMS
- 4 PIECE BATHROOM
- DINING ROOM & UTILITY EXTENSION
- LOUNGE & SITTING ROOM
- KITCHEN
- GARAGE IN BLOCK
- WALKING DISTANCE OF ALL AMENITIES
- CORNER PLOT



An extended 1930's family home, situated in this highly desired private road in the heart of Usk town, ideally situated for all local amenities and riverside walks.

The entrance hall with panelled staircase to the first floor , A storage cupboard and a feature arch window. The bay fronted lounge benefits from a central log burner on a tiled hearth with mantle surround. A separate sitting room is open to a dining room extension with French doors to the patio. To one side is a utility room. The kitchen comprises of a range of units with built in oven, gas hob with extractor over.

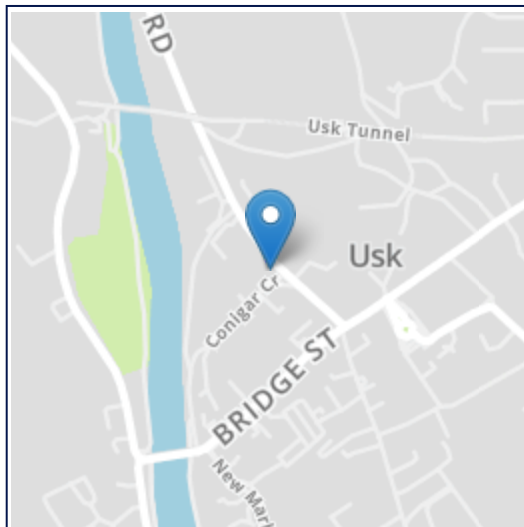
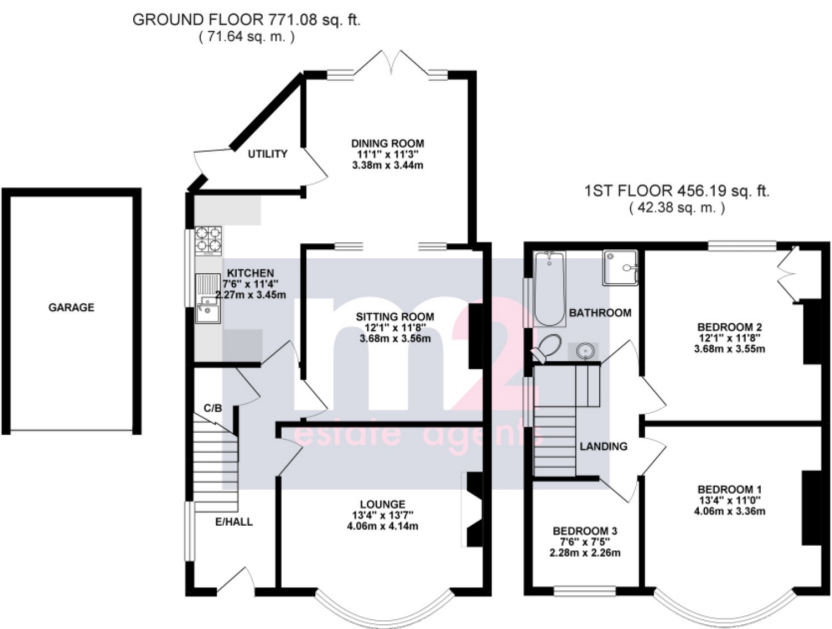
The landing leads to 3 bedrooms and a modern bathroom. Fully tiled the bathroom features a panel bath, separate shower, corner w/c and vanity sink.



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TOTAL FLOOR AREA : 1227.27 sq. ft. ( 114.02 sq. m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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