



**2a Ladyhill Close, Usk. NP15 1SJ**  
**Offers Over £350,000**  
**Tenure Freehold**

- ICW BUILD WARRANTY
- ENTRANCE HALL & CLOAKROOM/WC
- GOOD SIZE LOUNGE/DINER WITH FRENCH DOORS TO REAR
- KITCHEN WITH BUILT IN OVEN AND HOB
- FAMILY BATHROOM
- 3 BEDROOMS
- SEATING AREA TO REAR.
- SOUTH FACING GARDEN
- SPRINKLER SYSTEM
- DOUBLE GLAZED & GAS CENTRAL HEATING



Occupying a pleasant corner plot this bespoke detached property was built in 2018 and lies on the fringe of Usk town within easy access of the local school and A449 to junction 24 M4.

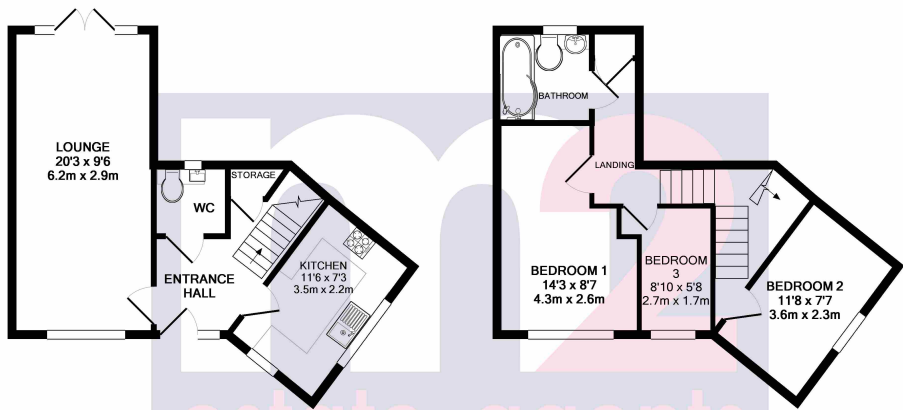
A grass verge sits to one side of the double width drive which leads to the main entrance and gated access to both sides of the property.

The entrance hall features a turned staircase to the first floor with storage beneath. The tiled floor continues into a cloakroom with close coupled w/c and sink vanity unit. A good size lounge/dining room enjoys a dual aspect with French doors opening to the rear. The modern kitchen benefits from a range of base and wall units, built in oven and hob with extractor over, breakfast bar and outlook over the main garden.

Upstairs a split staircase provides access to the landing with airing cupboard and loft access, 3 bedrooms and a fully tiled bathroom with shower over bath and close coupled w/c and sink unit.

The left hand side access leads to the rear with gated access to a private small courtyard. A pathway follows around to a recessed area currently used for storage units. The path continues around to the south facing main lawned garden with decking and pergola. Fully enclosed by hedging and fencing with a further gate opening to the drive.

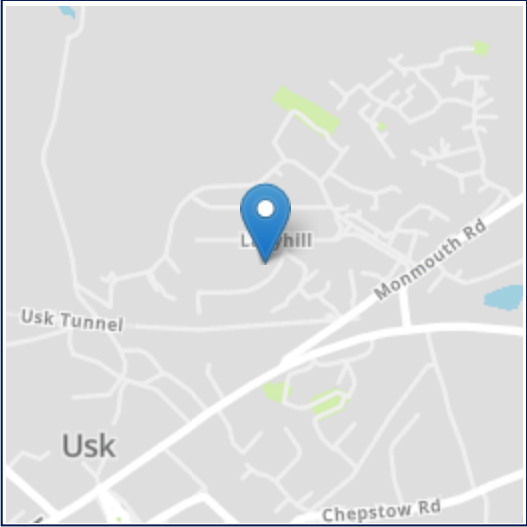
Services:  
All mains services connected  
Council Tax Band:  
F



GROUND FLOOR  
APPROX. FLOOR  
AREA 369 SQ. FT.  
(34.3 SQ. M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 369 SQ. FT.  
(34.3 SQ. M.)

TOTAL APPROX. FLOOR AREA 738 SQ. FT. (68.5 SQ. M.)  
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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