

**18 Millbrook Court, Little Mill. NP4 0HT**  
**£269,950**  
**Tenure Freehold**

- WELL MAINTAIN SEMI DETACHED PROPERTY
- POPULAR VILLAGE BETWEEN USK & ABERGAVENNY
- ENTRANCE HALL & CLOAKROOM/WC
- GOOD SIZE LOUNGE
- KITCHEN & UTILITY ROOM
- DINING ROOM OPENING TO GARDEN
- 3 BEDROOMS
- FULLY FITTED BATHROOM
- PLEASANT GARDENS TO FRONT SIDE AND REAR
- DRIVEWAY & GARAGE



Situated on a corner plot with immaculate landscaped gardens is this semi detached, well presented family home. Little Mill is a semi rural, popular village between Usk & Abergavenny. Ideally located with easy access to New Inn & Pontypool station as well as the M4.

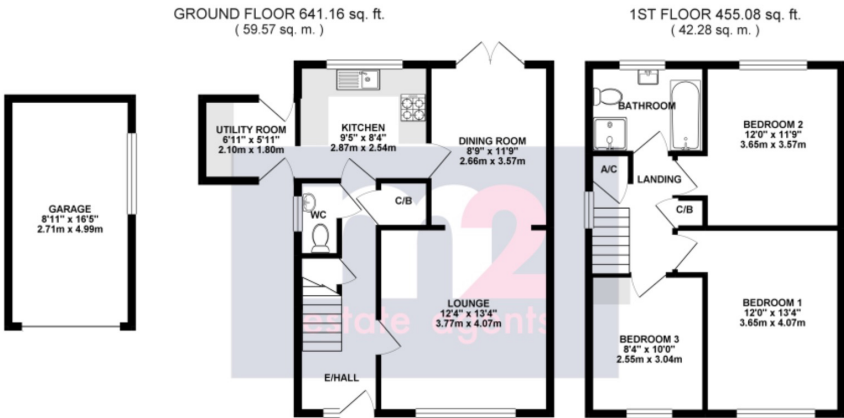
The property occupies a good size corner plot with a front garden planted with a variety of shrubs. A driveway leads to a single garage with electric door. Paths and steps lead to a side lawned garden with bordering beds, gated access to the rear and a main entrance.

An entrance hall features stairs to first floor with cupboard and w/c beneath, further cupboard. A karndeian wood effect floor extends throughout the ground floor. The good size lounge opens to a dining room with French doors to rear. The kitchen benefits from built in appliances including a fridge, dishwasher, oven & hob and enjoys an outlook over the rear garden. An open arch leads to an extension providing a utility room with integrated washing machine and freezer.

Upstairs a landing with storage cupboard & airing cupboard leads to 3 bedrooms, the 3rd currently utilised as a dressing room. The family bathroom benefits from a shower & separate bath, fully tiled walls.

Enclosed by fencing the rear garden features a composite decked seating area with inset LED lights, enjoying a sunny aspect and leading onto a pleasant garden partially laid to lawn having bordering beds, further patio area.

Services:  
all mains services connected  
Council Tax Band:  
D



TOTAL FLOOR AREA : 1096.24 sq. ft. ( 101.84 sq. m. ) approx.  
Whilst every attempt 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 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+)	<b>A</b>	
(81-91)	<b>B</b>	<b>85</b>
(69-80)	<b>C</b>	<b>71</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
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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