

14 Abergavenny Road, Usk. NP15 1SB
£450,000
Tenure Freehold

- ATTRACTIVE TRADITIONAL BAY FRONTED SEMI DETACHED PROPERTY
- SUPERBLY PRESENTED AND WELL MAINTAINED ACCOMMODATION
- ENTRANCE HALL WITH ORIGINAL TURNED STAIRCASE
- GROUND FLOOR WC
- LOUNGE WITH WOOD BURNER
- DINING ROOM OPENING L SHAPED FARMHOUSE STYLE KITCHEN
- UTILITY ROOM
- 3 BEDROOMS
- MODERN PERIOD STYLE BATHROOM
- USEFUL ATTIC WITH VELUX WINDOWS AND FINE VIEWS
- GOOD SIZE GARAGE
- LARGE GARDENS AND PATIO

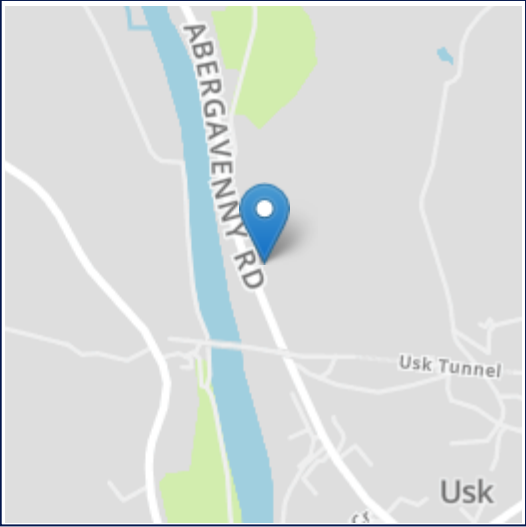
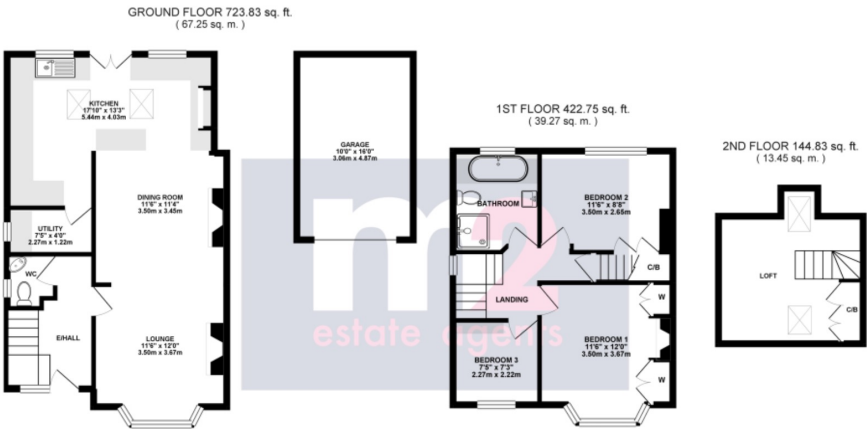
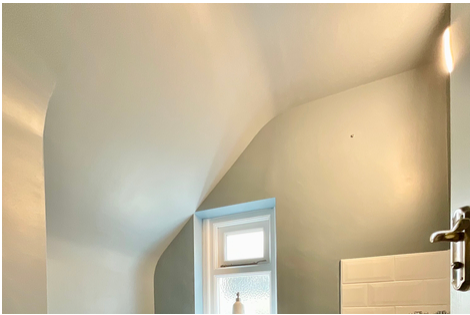
An attractive, exceptionally well presented and maintained semi detached property benefitting from a large enclosed rear garden and garage.The property has been lovingly maintained and restored by its present owners retaining many original features. An extension provides a good size farmhouse style kitchen with integral appliances and vaulted ceiling. Further accommodation includes:-

To the ground floor: An entrance hall with original turned stairs to the first floor, refitted cloakroom/wc. Exposed floorboards extend to an open plan lounge, with bay window and wood burner and dining room with feature fire place. A breakfast bar extends to the L shaped farmhouse style kitchen having quarry tiled floor, hardwood work surfaces and vaulted ceiling. A feature brick recess provides space for a range cooker. French doors lead to the rear garden, door to useful utility room.

To the first floor: A landing leads to 3 bedrooms, the master and 2nd bedrooms having bespoke fitted wardrobes, the 3rd having a built in bookcase. A bathroom is fitted with a period style suite with walk in over sized shower. A staircase from the landing leads to a useful loft space, with built in storage and Velux windows to the front and rear.

Outside: To the front: A good size garage with power and lights, steps lead up to the main entrance canopy porch and side access. To the rear: steps lead up to a large patio area and generous garden laid mainly to lawn, borders and inset beds. Secondary seating area enjoying views across the valley, pond and wild planting area.

Services:
Council Tax Band:
Council Tax Band E Monmouthshire council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(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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