













## 5 Conigar Crescent, Usk. NP15 1RX £459,950 Tenure Freehold

- ENTRANCE HALL
- LOUNGE WITH FEATURE FIRE PLACE
- DINING ROOM OPENING TO SITTING/FAMILY ROOM
- MODERN KITCHEN
- UTILITY AREA AND GROUND FLOOR W/C
- 3 BEDROOMS

- FAMILY SHOWER ROOM & EN-SUITE TO 2ND BEDROOM
- PARKING & GARDEN TO FRONT
- ENCLOSED EASILY MAINTAINED REAR GARDEN AND GARAGE.
- NEW COMBI BOILER IN 2022
- DOUBLE GLAZED

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

The welcoming entrance hall has a modern herring bone floor extending to the majority of the ground floor, two storage cupboards and a feature arch window. The bay fronted lounge benefits from a fire place with electric flame effect fire. A separate dining room with recessed fire place is open to a sitting/family room extension boasting a vaulted ceiling with Velux windows. To one side is a fitted utility room with sink, w/c and combi boiler fitted in 2022. Refitted the kitchen comprises of a range of units, drawers and a built in hide and slide high level oven, induction hob with extractor over.

The landing leads to 3 bedrooms and a refitted shower room. Both double bedrooms feature built in wardrobes, with the second bedroom also having a refitted en-suite shower room.

The property occupies a corner plot with garden and parking area to the front. Pathways extend to the side access. An easily maintained rear garden enjoys a sunny aspect being mainly paved all enclosed by contrasting low maintenance fencing. A gate to the rear leads to a garage in a block.

All mains services connected

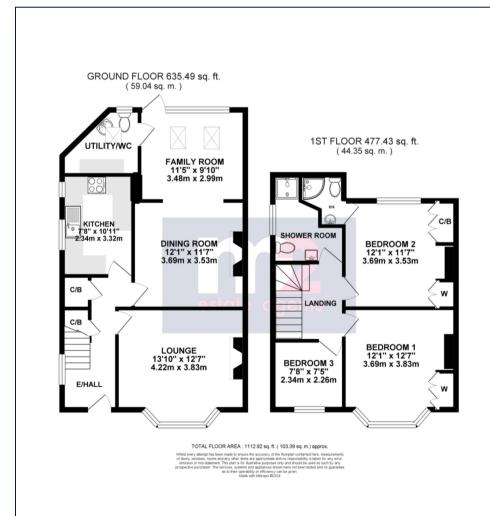
Council Tax Band:

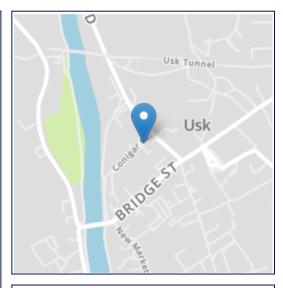
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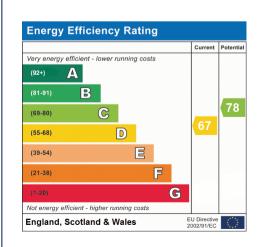












All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned 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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