



USK

Guide price £400,000



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7 BARONS COURT

Usk, Monmouthshire NP15 1AY



Three double bedrooms
En-Suite to principal bedroom
Off road parking

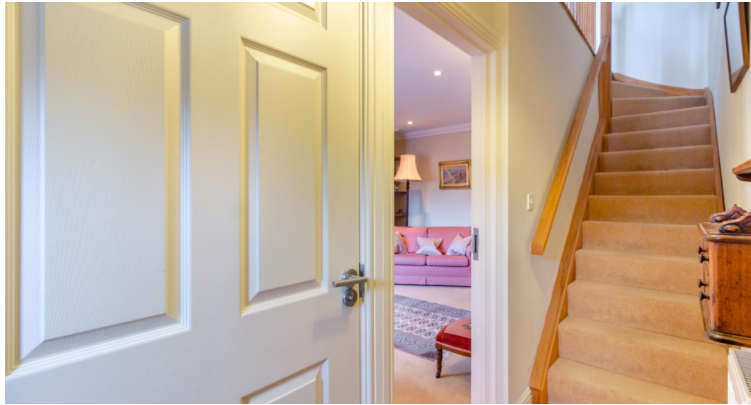
This charming three-story, three-bedroom terraced home offers a delightful blend of comfort and convenience in the heart of Usk. Boasting off-road parking, it provides ease of access in this picturesque Welsh town renowned for its historic charm and scenic beauty.

Usk itself offers a range of local amenities, including boutique shops, quaint cafes, and traditional pubs, fostering a close-knit community atmosphere. Additionally, residents benefit from the proximity to larger towns and cities such as Newport and Cardiff, providing access to a wider array of amenities, cultural attractions, and employment opportunities.

With excellent transport links, commuting to these urban centres is both convenient and efficient. Whether enjoying the tranquil ambiance of Usk or exploring the bustling offerings of nearby urban areas, this property offers an ideal blend of rural serenity and urban convenience.



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KEY FEATURES

- Mid terraced house
- Accommodation over three floors
- Three double bedrooms
- En-suite facilities
- Off road parking for two vehicles
- Enclosed rear garden



STEP INSIDE



As you step inside this inviting home, you're greeted by an entrance hallway that exudes a sense of warmth and welcome.

The hallway sets the tone for the rest of the house, with its tasteful decor and practical layout. To the left, a convenient cloakroom awaits, featuring a two-piece suite for added functionality. Stairs rise to first floor landing from the hallway.

Entering the lounge, located just off the hallway, you're immediately struck by the inviting ambiance created by the window to the front, allowing natural light to flood the room.

The focal point of the lounge is a charming feature fireplace, perfect for cosy evenings spent curled up with a book or enjoying the company of friends and family.

Adjacent to the lounge lies the heart of the home - a spacious kitchen/dining room that beckons you to linger awhile.

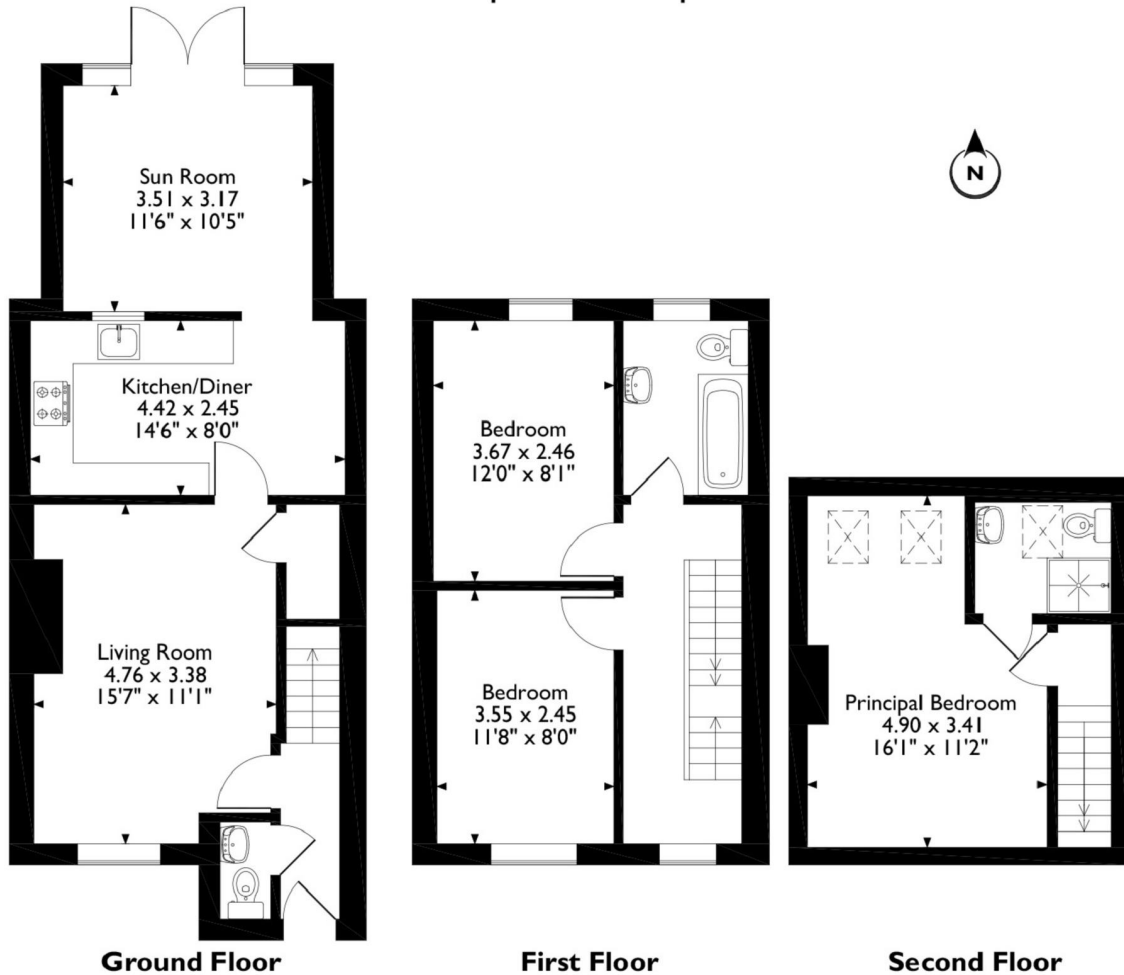
This welcoming space boasts a range of wall and base units, providing ample storage for all your culinary essentials.

The tiled flooring adds a touch of elegance, while the generous layout allows for a dining table and chairs, creating the ideal setting for informal meals or lively gatherings.

At the rear of the property, a further reception room awaits - a sun lounge bathed in natural light, thanks to its vaulted ceiling and double doors opening onto the rear garden.

This versatile space offers endless possibilities, from a tranquil reading nook to a vibrant entertainment area.

Approximate Gross Internal Area 98 Sq M/1054 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Venturing upstairs to the first floor, you'll discover two well-appointed double bedrooms, each offering a peaceful retreat at the end of the day. A family bathroom completes this level, offering modern amenities and a relaxing ambiance.

From its elevated position, the Principal bedroom offers a peaceful sanctuary, ensuring a restful night's sleep and a tranquil start to each day.

Continuing up to the second floor, you'll find the pièce de résistance - the principal bedroom. This spacious retreat boasts en-suite facilities for added convenience, as well as eaves storage, providing ample space to stow away belongings and keep the room clutter-free.

STEP OUTSIDE



Stepping outside, you're greeted by a low-maintenance front garden that exudes charm and simplicity. Laid mainly to stone chippings, it offers a neat and tidy appearance enhanced by a low retaining wall and elegant wrought iron fencing. A gated pathway leads you gracefully to the front door, inviting you into the warmth of the home.

The rear garden provides a private oasis, enclosed by timber fencing for added seclusion. Predominantly paved with a patio area, it offers the perfect spot for al fresco dining or relaxing in the sunshine. A border of stone chippings adds visual interest and requires minimal upkeep.

At the front of the property, a brick-paved area provides off-road parking for two vehicles, ensuring convenience and ease of access. This well-designed outdoor space perfectly complements the comfort and functionality of the home, offering a harmonious blend of practicality and aesthetic appeal.

INFORMATION

Postcode: NP15 1AY

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

From Bridge Street turn into New Market Street adjacent to the Police Station. Fork right passing The Royal Hotel on the right hand side continuing straight ahead into Baron Street when Barons Court will be the first turn to the right. Number 7 will then be seen on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		85
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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