



USK

Guide price £300,000



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5 SILURE VIEW

Usk, Monmouthshire NP15 1TR



Three bedroomed home with no onward chain
Cul-de-sac setting
Single garage

This charming three-bedroom home offers a delightful blend of comfort and convenience in the heart of Usk. Boasting a single garage, 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

- Three bedroomed home
- En-suite facilities
- First floor bathroom
- Ground floor cloakroom/w.c
- Enclosed rear garden
- Single garage



STEP INSIDE



Upon stepping through the entrance hallway of this charming home, you're greeted by a sense of warmth and comfort. To the right, a door leads to a convenient cloakroom/w.c., fitted with a sleek two-piece suite, perfect for quick refreshment upon entry.

Continuing forward, the hallway opens up into the main reception room, a generously sized space adorned with a window to the front, inviting natural light to dance across the room.

A focal point in this room is the feature electric fireplace, set within an ornate surround, adding both elegance and coziness to the ambiance. A staircase gracefully rises to the first-floor landing, hinting at the levels of comfort and privacy awaiting above.

Adjacent to the reception room, another door reveals the heart of the home: the kitchen/dining room. Here, functionality meets aesthetics seamlessly.

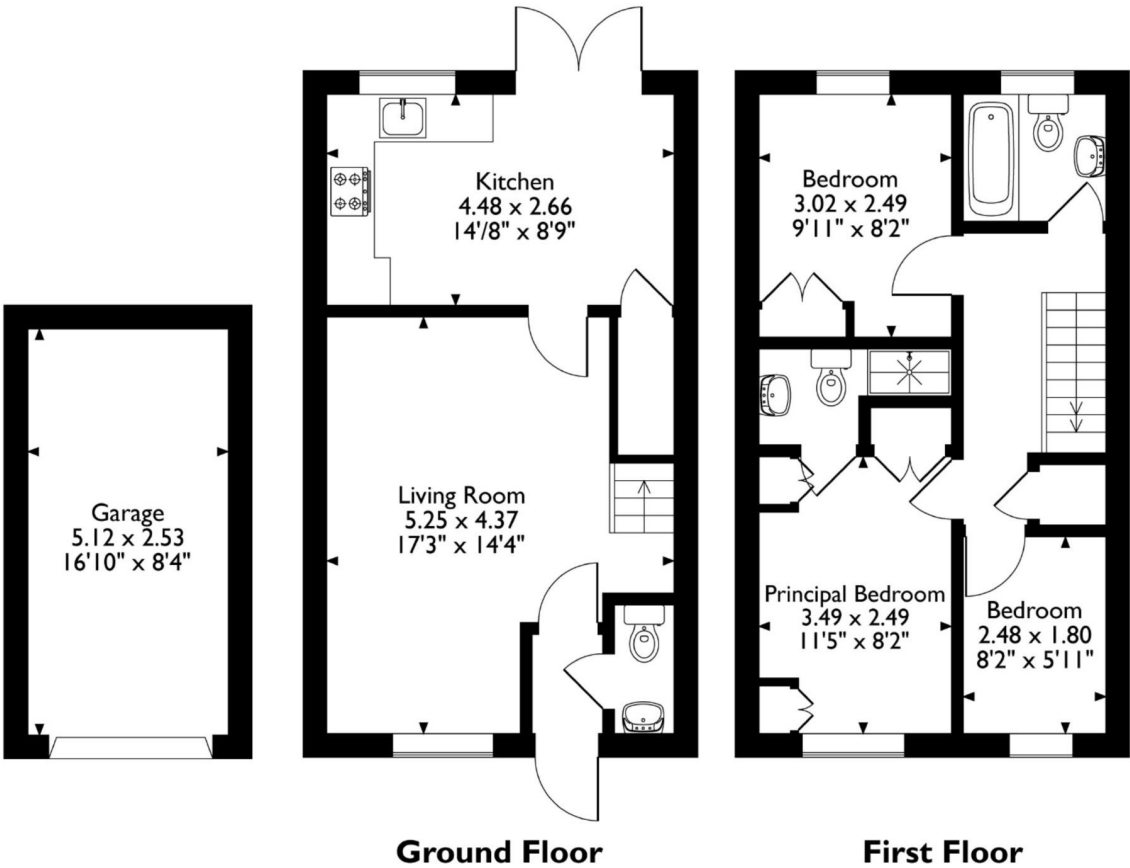
Bathed in natural light from a window overlooking the rear garden, and further brightened by French doors leading to the rear patio, this space is designed for both culinary pursuits and relaxed dining experiences.

The kitchen area boasts a range of wall and base units, offering ample storage space for all your culinary essentials.

A built-in oven and hob stand ready for culinary creations, while provisions for a fridge freezer and plumbing for both washing machine and dishwasher ensure practicality meets convenience.

An additional understairs cupboard offers even more storage options, keeping the space clutter-free and organised. There is ample space for dining table and chairs for entertaining family and friends.

Approximate Gross Internal Area
Main House = 70 Sq M/753 Sq Ft
Garage = 13 Sq M/140 Sq Ft
Total= 83 Sq M/893 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.

Ascending to the first floor, you'll find three inviting bedrooms awaiting.

The principal suite stands out, boasting its own en-suite facilities, providing a private sanctuary for relaxation and rejuvenation. Bedrooms one and two also impress with built-in furniture, maximising space and functionality.

Completing the first-floor layout is a family bathroom, fitted with a pristine white suite, offering a tranquil space for unwinding after a long day.

An airing cupboard on the landing provides practical storage for linens and towels, ensuring everything is kept neat and tidy.

In summary, this house offers not just a place to reside, but a sanctuary to call home, where comfort, functionality, and elegance harmoniously converge to create a space where cherished memories are made and treasured for years to come.

STEP OUTSIDE



As you step outside, the front of the house welcomes you with an inviting garden enclosed by picturesque stone walling, adorned with wrought iron pedestrian gated access, adding to the charm and character of the property. The garden boasts a variety of mature shrubs and trees, creating a serene and tranquil ambiance.

Turning towards the rear, you're greeted by a paved patio directly adjoining the house, offering a perfect spot to bask in the sunshine and enjoy the southerly aspect. The enclosed garden provides privacy and security, with a variety of shrubs and trees offering natural screening and bursts of colour throughout the seasons.

A pathway leads to a pedestrian gate, granting access to the parking area where the single garage awaits. The garage features an up and over door and a vaulted ceiling, providing additional storage space if needed, completing the practical and charming outdoor space of this delightful home.

INFORMATION

Postcode: NP15 1TR
Tenure: Freehold
Tax Band: E
Heating: Gas
Drainage: Mains
EPC: C





DIRECTIONS

From Monmouth Road on the outskirts of Usk town centre, turn into Burrium Gate and follow the principal road until Silure View is encountered (being the second turning on the right). Number 5 will be found towards on the left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		90
B (81-91)		
C (69-80)	75	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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