



USK

Guide price £440,000



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NORTHCOTE

36 Abergavenny Road, Usk, Monmouthshire NP15 1SB



Characterful semi-detached home
Three bedrooms
Generous rear garden with views

Welcome to this charming three-bedroom bay fronted semi-detached home in the heart of Usk. Combining modern comforts with original, characterful features, this residence offers a unique blend of old and new.

Usk is a picturesque town renowned for its independent shops, delightful restaurants, traditional pubs, and essential amenities such as a doctor's surgery and a well-regarded school.

The larger market towns of Monmouth and Abergavenny are within easy reach, providing additional shopping and facilities. Usk's strategic location makes it ideal for commuters, with convenient access to Newport, Cardiff, Bristol, and The Midlands.

This home not only promises comfortable living but also the charm of a vibrant, well-connected community.



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KEY FEATURES

- Bay fronted semi-detached home
- Two reception rooms
- Many original features
- Far reaching views
- Single garage
- Close to amenities



STEP INSIDE



From the porchway, you enter into an entrance hallway that immediately sets the tone for this charming home with its beautiful original quarry tiled flooring underfoot.

To your left, a staircase rises gracefully to the first-floor landing, while directly beneath the stairs, there is a handy understairs storage area, perfect for stowing away coats and shoes.

The hallway features original pine doors that open into two inviting reception rooms, each with its own unique character.

The lounge is front-facing and exudes warmth and elegance. Its stunning original bay window offers far-reaching views, allowing natural light to flood the room. The focal point of this space is a feature fireplace with an inset wood burner, ideal for cosy evenings in.

Adjacent to the lounge, the dining room continues the theme of charm and character. It boasts a feature fireplace with an ornate timber mantle and exposed and varnished timber floorboards that add a touch of rustic elegance.

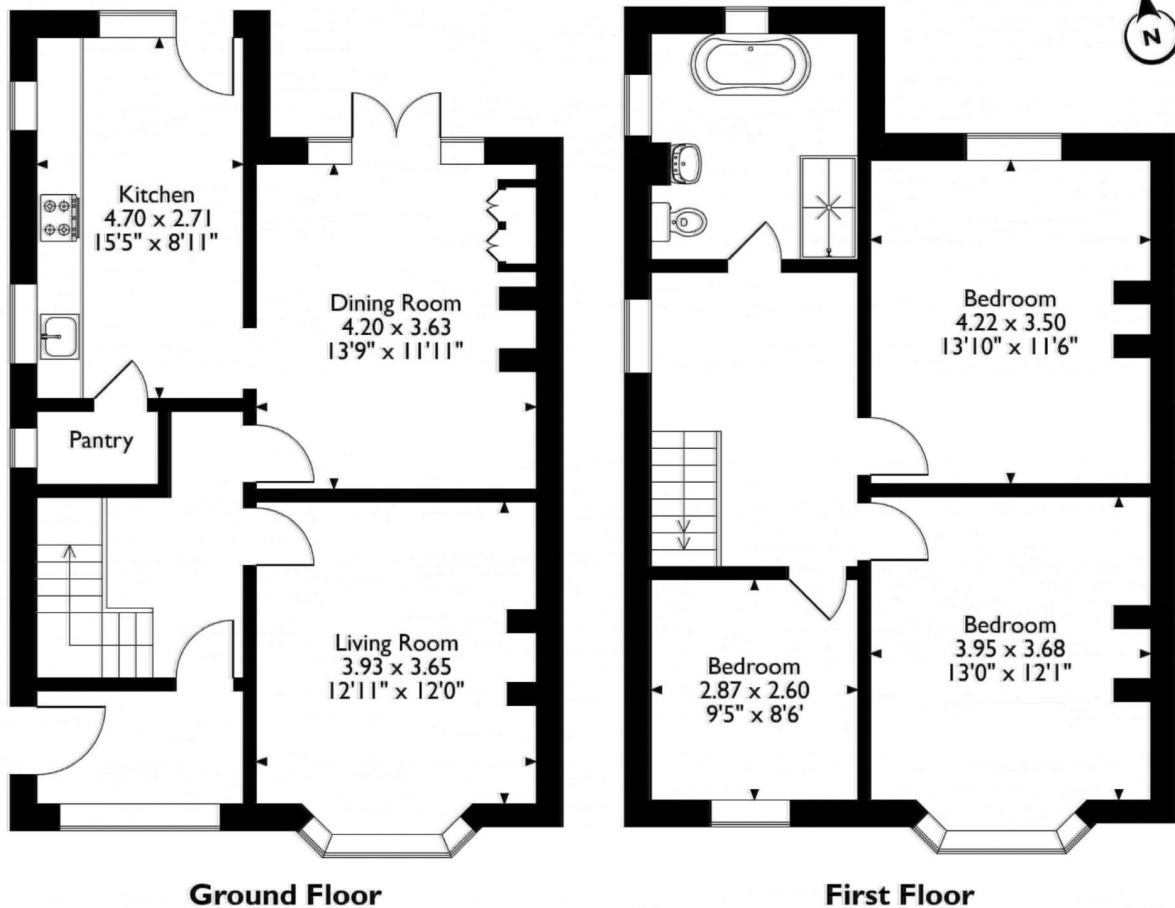
A glass display cabinet set into the chimney breast recess offers a stylish storage solution. French doors lead out to the rear patio, seamlessly blending indoor and outdoor living and making it an excellent space for entertaining.

The kitchen, accessed from the dining room, is both functional and stylish. It hosts a range of units providing ample storage and workspace.

A window to the side ensures the kitchen is bright and airy, while a door opens to the rear garden.

The kitchen also features a fitted pantry and retains the original quarry tiled flooring, maintaining the home's historic charm.

Approximate Gross Internal Area 118 Sq M/1270 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 are greeted by a generous landing area, which offers potential for future expansion. This space is ideal if you were to convert the loft, as many neighbours have done, providing ample room for stairs to a potential loft room.

The first floor comprises three well-proportioned bedrooms. The principal suite is particularly impressive, enjoying a bay window to the front that offers superb views and fills the room with natural light.

There is also a feature fireplace adding a touch of character to the room. The remaining two bedrooms are equally comfortable, providing versatile living spaces, the rear bedroom also benefits from a feature fireplace.

The family bathroom is a blend of modern convenience and classic style. It is fitted with a contemporary suite, including a walk-in shower cubicle with a glazed sidescreen and a free-standing roll-top bath, offering a luxurious retreat.

This home masterfully combines original features with modern comforts, providing a warm and welcoming environment throughout.

STEP OUTSIDE



To the front of the house, a wrought iron pedestrian gate opens to shallow steps that lead up to the welcoming front door. The garden is predominantly laid to lawn, bordered by mature shrubs that provide a touch of greenery and privacy. A side pathway gives convenient access to the rear of the property.

At the back, a paved and covered sun patio adjoins the house, perfect for outdoor dining and relaxation. Steps lead up to an expansive lawn surrounded by a variety of shrub borders, creating a lush and serene environment.

A timber garden shed offers practical storage space at the rear. Additionally, a decking area provides a superb vantage point to enjoy the stunning views, making it an ideal spot for unwinding and appreciating the outdoors.

Single garage to the front with up and over door for vehicular access.

INFORMATION

Postcode: NP15 1SB

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

On leaving the Usk branch, bear right towards the Three Salmons public house. Turn left into Porthycarne Street. Continue along this road as it becomes Abergavenny Road. Proceed under the old bridge. Number 36 will be found on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		84
81-91	B		
69-80	C		
55-68	D	64	
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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