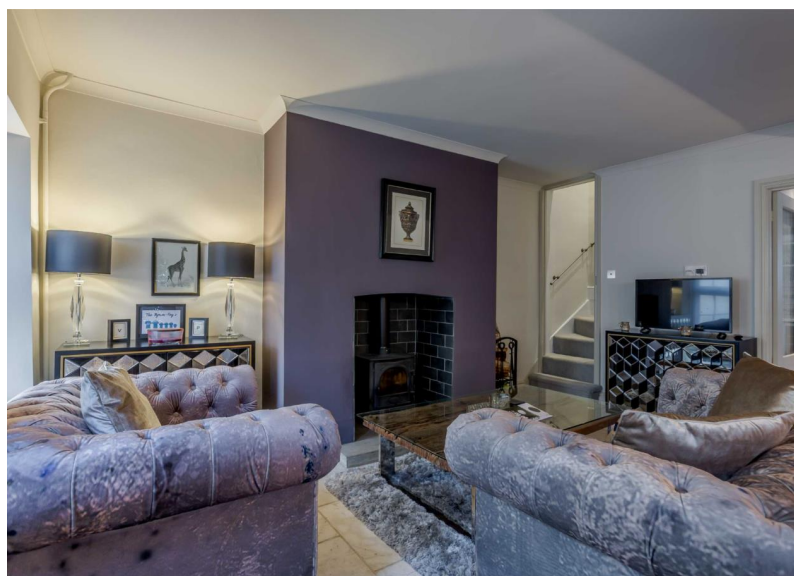




USK

Guide price **£317,500**



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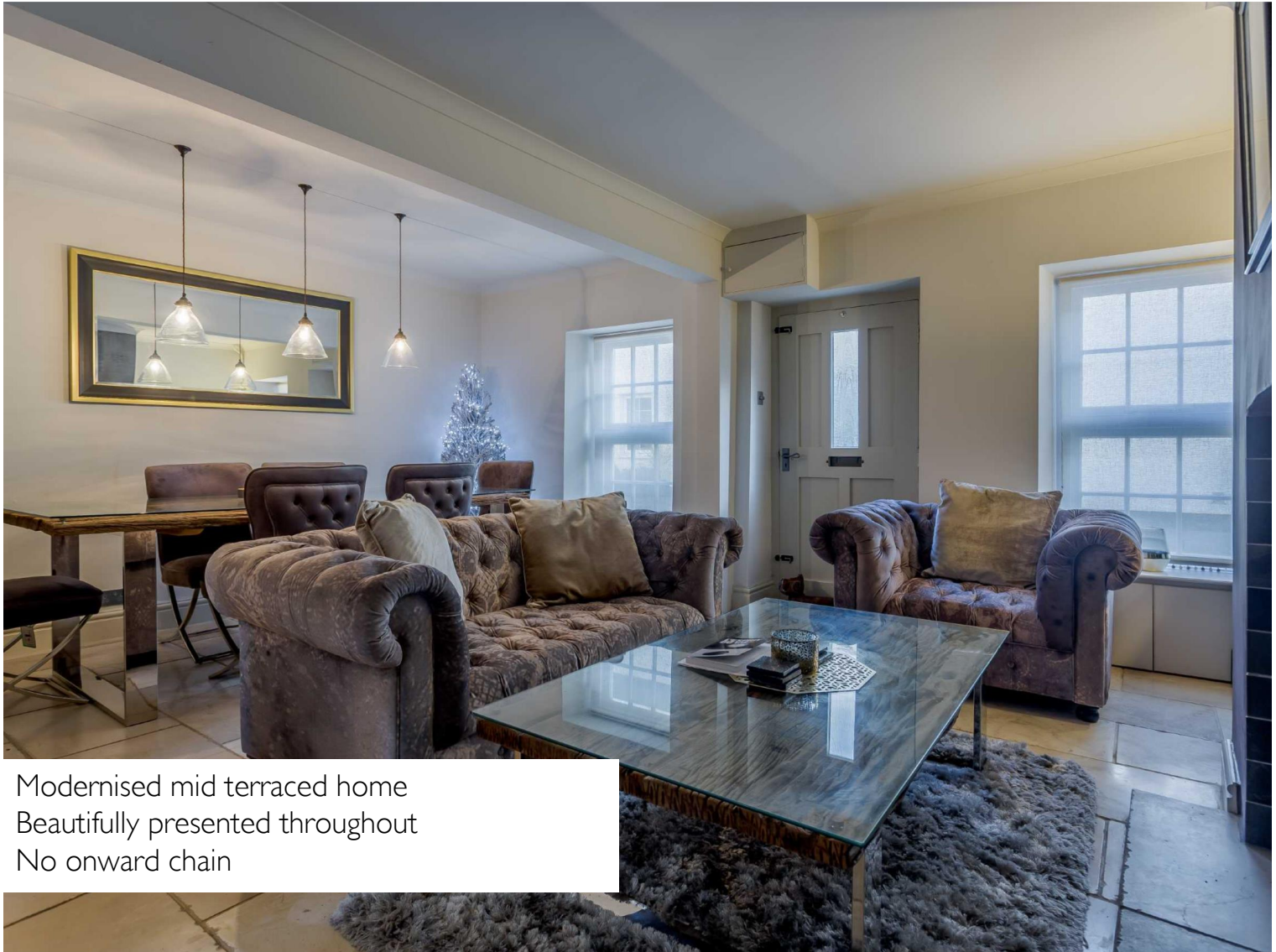
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To book a viewing call 01291 67 22 12



# 10 BARON STREET

Monmouthshire NP15 1AS



Modernised mid terraced home  
Beautifully presented throughout  
No onward chain

Nestled in the heart of the picturesque market town of Usk is this traditional three bedroomed mid terraced home. Boasting an impressive double fronted facade, the property has been upgraded and modernised in recent years to give us the home we see today.

The characterful nature of the home has not been lost with the addition of natural stone flooring to the ground floor and timber latched doors to all first floor rooms.

An enclosed courtyard to the rear is ideal for entertaining close friends and family whilst retaining a high degree of privacy.

Conveniently located for the many amenities on offer in Usk including boutique shops, public house and restaurants as well as the historic Castle and Rural Life Museum.

Slightly further afield but within easy access for Usk are the larger cities of Newport, Cardiff and Bristol, and the slightly larger market towns of Monmouth and Abergavenny are closer to hand. Usk boasts a superb school for any families looking for schooling in the area, making this an ideal family home.





Guide price  
**£317,500**



### KEY FEATURES

- Traditional terraced home
- Tumble marble stone flooring to ground floor
- Upgraded & modernised interior
- Three bedrooms
- Enclosed courtyard with Westerly aspect
- No onward chain



# STEP INSIDE



On entering this delightful home you are first struck by the size of the main reception room, a generous 17ft in width, the full width of the property and enjoying two distinct areas, one a cosy living area and the second a large dining area.

The tumbled marble stone flooring gives an elegant, timeless feel and is replicated throughout the ground floor.

The living area is further enhanced by a recessed fireplace with wood burner on stone hearth with slate tiled surround.

The characterful nature of this impressive room is finished off perfectly by deep, ornate skirting boards.

To the rear of the dining area is a concealed radiator, cleverly and beautifully concealed with two built-in storage cupboards to either side ideal for keeping the best crockery ready for entertaining friends and family.

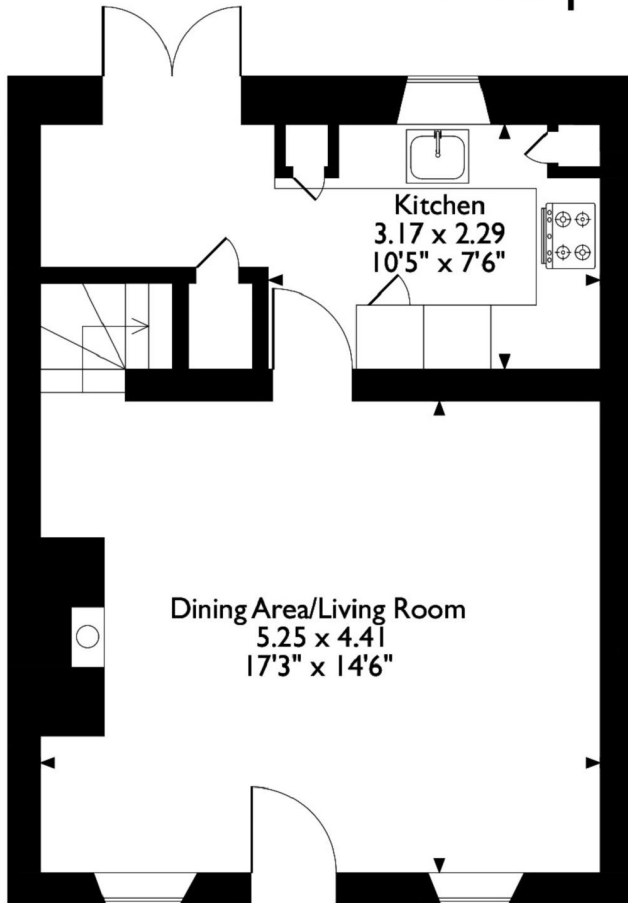
A glazed and panelled door gives access to the rear kitchen/breakfast room.

A host of soft close wall and base units are finished over with granite countertop and matching splashbacks.

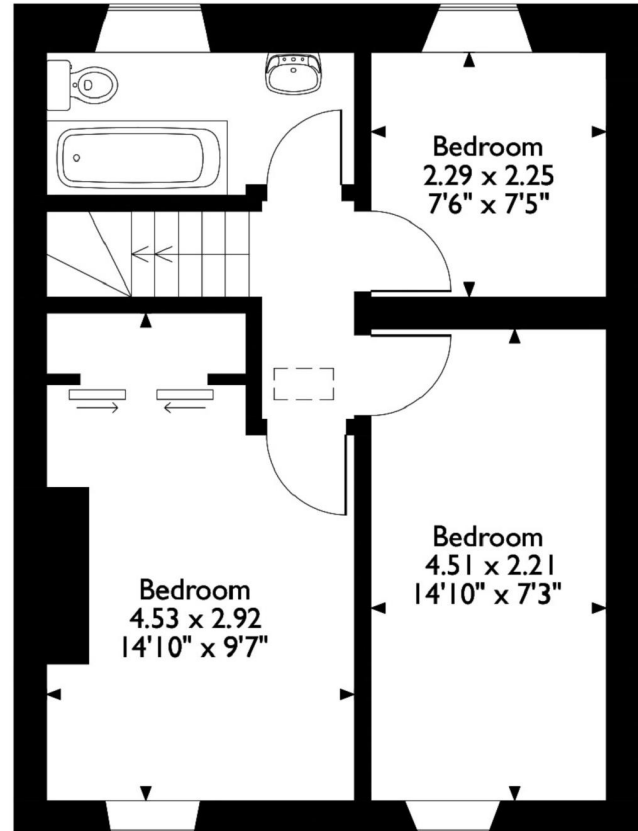
There are integrated appliances for ease and convenience of modern living, including fridge/freezer, oven, grill and hob with extractor hood, as well as a slimline dishwasher.



## Approximate Gross Internal Area 74 Sq M/796 Sq Ft



**Ground Floor**



**First Floor**

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.

The courtyard garden to rear is accessed via French doors which open from the clearly defined breakfast area which has space for table and chairs.

Upon reaching the first floor landing you are greeted by latched doors to all first floor rooms alongside a hatch giving access to the loft space.

The principal bedroom has multi-paned double glazed window to the front as well as the convenience of fitted wardrobes with mirrored sliding doors, creating a room with a light and airy feel.

There are two further bedrooms and a well appointed family bathroom, where the natural stone theme from downstairs is added to by the Travertine splashbacks around the bath.

A modern white suite with waterfall shower over the bath gives this room a classic look. The wash hand basin has a convenient storage cupboard beneath as well as a mirror over.

# STEP OUTSIDE



Accessed via French doors from the kitchen/breakfast room the rear courtyard is enclosed and enjoys a Westerly aspect, ideal for summer evenings with friends.

Flagstone flooring with mature shrub borders mean the area is relatively free of maintenance associated with a lot of lawned gardens, meaning more time for relaxing and enjoying the private outlook to the rear.

There is timber pedestrian gated access to rear, with short pathway to Baron Court.

## INFORMATION

Postcode: NPI 5 IAS

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: D







## DIRECTIONS

From our Usk office continue along Bridge Street in the direction of the river. On reaching the police station turn left into New Market Street. Proceed until reaching the British Legion and bear right into Baron Street where the subject property will be found on the right hand side before reaching Baron Court.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(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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