



USK

Guide price **£450,000**



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10 CASTLE STREET

10 Castle Street, Monmouthshire NP15 1BU



Three bed semi detached home
Integral garage
Ground floor cloakroom and utility room

Nestled in a one-way street in the heart of Usk, this charming three-bedroom semi-detached home offers a perfect blend of tranquility and convenience. Usk is celebrated for its vibrant community, with an array of independent shops, delightful restaurants, and cosy pubs like the White Hare Distillery and The Nags Head.

The area is well-served by schools and medical facilities, ensuring all essential amenities are within easy reach. Nature enthusiasts will appreciate the nearby riverside walks and the proximity to Bannau Brycheiniog (Brecon Beacons), offering endless opportunities for outdoor adventures. For more extensive shopping and leisure options, the larger towns of Monmouth and Abergavenny are just a short drive away.

The property also benefits from excellent transport links, making commuting to Newport, Cardiff, and Bristol both convenient and efficient. This home is an ideal choice for those seeking a peaceful lifestyle with the added benefits of urban connectivity.



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KEY FEATURES

- Semi detached home
- Three double bedrooms
- Three first floor bathrooms/shower rooms
- Lounge with feature fireplace
- Generous kitchen/dining room
- Garden room



STEP INSIDE



Stepping into this charming home, you're greeted by a welcoming entrance porchway, leading through a part-glazed door into a spacious entrance hallway. Here, a staircase ascends to the first-floor landing, while doors provide access to the main ground-floor living areas.

The generous lounge, located at the front of the house, boasts two multi-paned windows that bathe the room in natural light. A standout feature is the cosy fireplace, complete with a log burner set against a slate hearth, and complemented by decorative beams on the ceiling, adding a touch of rustic charm.

At the heart of the home is the expansive kitchen/diner, thoughtfully designed with a wide range of wall and base units, all capped with elegant hardwood work surfaces. The kitchen is equipped with high-end integral appliances, including two Neff ovens and a five-ring gas hob with an extractor hood.

The central island not only provides additional storage, including a convenient wine rack but also serves as a focal point for meal preparation and casual gatherings. The kitchen space extends to accommodate space for a dining table and chairs, perfect for enjoying relaxed meals with family and friends. The oak flooring adds warmth and character to the space.

A window to the rear and double doors open into the garden room, a delightful extension of the living space. This bright and airy room features oak flooring and is surrounded by windows on three sides, offering picturesque views of the rear garden and allowing ample natural light to flood in. Double doors provide direct access to the outdoors, creating a seamless indoor-outdoor living experience.

The ground floor also includes a practical utility room and a convenient cloakroom.

Approximate Gross Internal Area 158 Sq M/1700 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.

Upstairs, the first floor features three double bedrooms, each offering its own unique appeal. Two of the bedrooms are equipped with en-suite shower facilities, providing added privacy and comfort.

The third bedroom has direct access to the main family bathroom, which is fitted with a contemporary white suite.

The main bedroom, situated at the front of the house, boasts ample built-in wardrobes, ensuring plenty of storage space.

This thoughtfully designed home combines modern amenities with charming features, making it a perfect retreat for comfortable family living.

STEP OUTSIDE



Step outside to enjoy the south-westerly facing rear garden, perfect for entertaining and social gatherings. The space is enclosed by timber fencing, offering privacy and a secure setting. The garden features a spacious paved patio, ideal for outdoor dining, with central stone chippings adding a decorative touch. Raised flower beds, set within ornate railway sleepers, provide a charming display of greenery along the borders.

A decking area offers a tranquil spot to relax and unwind. Additionally, the property includes a single garage, which is integral to the house. It can be accessed via an up-and-over vehicular door at the front or a convenient pedestrian door from the utility room inside the house. This well-designed outdoor space is perfect for both relaxation and hosting guests.

INFORMATION

Postcode: NP15 1BU

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

From the office on Bridge Street, turn right and proceed for approximately 0.2 miles. Take the right into Castle Street. Number ten will be found towards the end on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		80
(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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