



LLANBADOC

Guide price **£225,000**



ARCHER & Co

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13 WOODSIDE

Llanbadoc, Usk, Monmouthshire NP15 1TJ



Mid terraced cottage
Two bedrooms
Convenient for Usk centre

Charming two-bedroom terraced cottage boasting two inviting reception rooms, a well-appointed fitted kitchen, and a modern bathroom. This delightful home offers picturesque views towards the River Usk at the front, enhancing its quaint and tranquil appeal. Ideal for couples or small families, the cottage provides a cosy and comfortable living space within easy reach of local amenities.

Nestled in the heart of Usk, this cottage enjoys a prime location with the convenience of Usk town centre just a short stroll away. Usk is renowned for its historic charm, friendly community, and vibrant array of local shops, cafes, and restaurants. The nearby towns of Abergavenny and Monmouth offer additional amenities, including larger retail stores, cultural attractions, and leisure facilities.

For commuters, excellent road and rail connections provide swift access to larger cities such as Newport, Cardiff, and Bristol. The area's natural beauty, with scenic views of the River Usk and surrounding countryside, makes it a desirable location for those seeking both tranquility and convenience.



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KEY FEATURES

- Mid terraced cottage
- Two bedrooms
- Two reception rooms
- Fitted kitchen
- Ground Floor Bathroom
- Enclosed garden to rear



STEP INSIDE



Upon entering this delightful cottage through the solid wood front door, you are welcomed into the main reception room. This inviting lounge features a window that frames stunning views of the Usk Bridge, offering a picturesque start to your day.

The focal point of the room is a charming feature fireplace, complete with an inset wood burner set on a flagstone hearth, creating a cozy and inviting ambiance, perfect for relaxing evenings.

From the lounge, a few steps lead down to the central dining room. This versatile space is designed to accommodate a dining table and chairs, making it ideal for family meals or entertaining guests.

Additionally, there is a convenient area under the stairs that can be transformed into a handy office nook, catering to your work-from-home needs or providing a dedicated study space.

Directly accessible from the dining room is the rear-facing kitchen. This well-planned kitchen is equipped with a range of wall and base units, providing ample storage and workspace.

There is space for all necessary appliances, ensuring the kitchen meets all your culinary needs. A door from the kitchen leads out to the rear garden, offering a seamless blend of indoor and outdoor living and making it easy to enjoy alfresco dining or gardening.

Adjacent to the kitchen is the ground floor bathroom, fitted with a modern white suite. The bathroom features a Velux window to the rear, allowing natural light to flood the space, and a chrome towel rail that adds a touch of contemporary style and practicality.

Kitchen
3.29 x 2.84
10'10" x 9'4"

Dining Room
3.64 x 2.15
11'11" x 7'1"

Living Room
3.66 x 3.40
12'0" x 11'2"

Bedroom 2
2.73 x 2.22
8'11" x 7'3"

Bedroom 1
3.63 x 3.41
11'11" x 11'2"

First Floor

Its thoughtful layout, coupled with picturesque views and convenient access to local amenities, makes it an ideal choice for those seeking a blend of comfort and style in a desirable location.

STEP OUTSIDE



Stepping outside to the rear garden, shallow stone steps lead up to a peaceful and low-maintenance outdoor space. Enclosed by timber fencing, the garden is primarily laid with stone chippings, offering a tidy and easy-care surface.

The garden is adorned with a variety of mature shrub borders that add vibrant splashes of colour throughout the year. These borders not only enhance the aesthetic appeal but also create an inviting environment for birdwatching, making it a haven for nature enthusiasts. Timber gate to the rear, leading to the shared carpark where there is an allocated car parking space.

Whether enjoying a quiet morning coffee or hosting a casual outdoor gathering, this charming garden provides a delightful extension of the home's living space.

AGENTS NOTE:

In recent years, the property has flooded, however flood prevention measures have been fitted recently and there is ongoing remedial works being done by the Local Authority.

INFORMATION

Postcode: NP15 1TJ

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

On leaving Archer & Co branch in Usk, bear left towards the river bridge. On crossing the bridge turn left. The house will be found immediately on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		85
B (81-91)		
C (69-80)		
D (55-68)	62	
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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