



USK

Guide price **£350,000**



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# 28 SILURE VIEW

Usk, Monmouthshire NP15 1TR



Convenient for Usk centre,  
3 bedrooms,  
En-Suite facilities.

Conveniently located for the many amenities in Usk is this 3 bedroomed property that enjoys an interior that has been modernised by the current owners as well as an enclosed rear garden.

Nestled in a peaceful cul-de-sac, this three-bedroom home enjoys a prime location in Usk, one of Monmouthshire's most charming market towns. Renowned for its rich history and picturesque streets, Usk offers a vibrant community atmosphere, complemented by an impressive selection of independent shops, cafes, and traditional pubs. The town's scenic surroundings, including the River Usk and nearby countryside, provide ample opportunities for outdoor activities like walking and cycling.

For broader amenities, Monmouth and Abergavenny are a short drive away, each offering additional shopping, dining, and cultural experiences. Usk's excellent connectivity is a standout feature Cardiff, Bristol, and the Midlands are easily accessible by road or rail, while trains from nearby Newport can whisk you to London Paddington in just two hours. Perfectly combining tranquil living with convenient access to urban centres, this home is an ideal base for those seeking the best of both worlds.



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## KEY FEATURES

- 3 bedrooms,
- En-suite to principal bedroom, Dual aspect lounge,
- Kitchen with fitted appliances, Dining area,
- Carport.





# STEP INSIDE



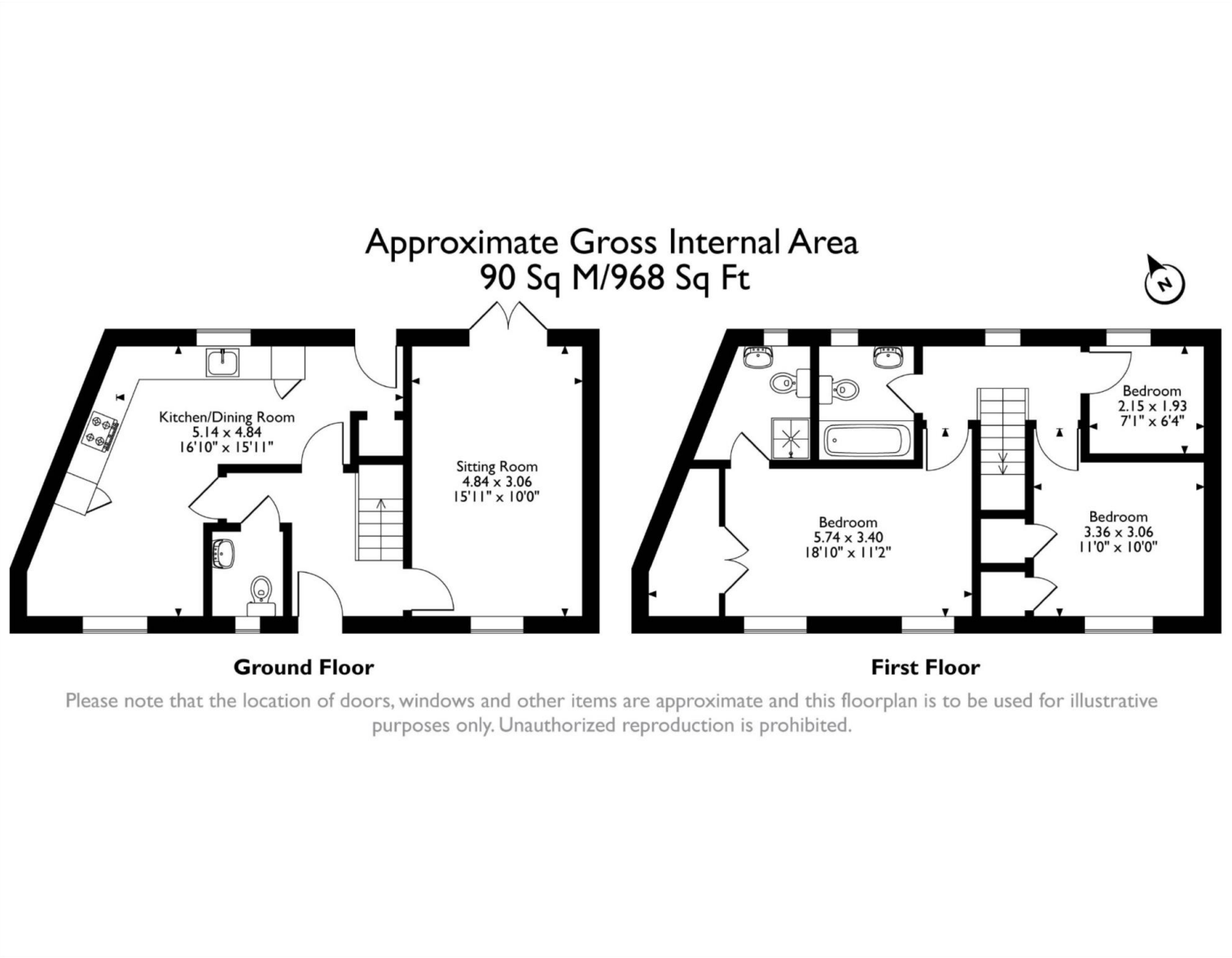
As you enter through the front door, you are greeted by a bright and inviting hallway, where doors lead to the ground-floor rooms, and a staircase ascends to the first-floor landing. Two convenient storage cupboards nestle beneath the stairs, providing practical space for shoes, or household items.

To your right, the dual-aspect lounge offers a warm and relaxing environment, with French doors that open onto the rear garden, seamlessly blending indoor and outdoor living. A feature fireplace with a charming stone surround serves as the room's focal point, adding a touch of character and comfort.

On the opposite side of the main hallway, the open-plan kitchen/dining room is a true highlight of the home. Originally two separate rooms, it has been transformed into a spacious, light-filled area perfect for family meals and entertaining. The room features a range of white wall and base units with integrated appliances, providing ample storage and workspace. There's plenty of room for a dining table and chairs, making it a versatile space for casual breakfasts or more formal dinners.

From the kitchen a doorway leads directly to the rear garden, making alfresco dining or watching the children play even more convenient. Additional under-stair storage is another thoughtful touch.

The ground floor is completed by a cloakroom, offering added practicality for family life or hosting guests. Consistent flooring throughout this level enhances the flow and cohesion of the space.



Upstairs, the first-floor landing provides access to three well-proportioned bedrooms. The principal bedroom boasts en-suite facilities, offering a private sanctuary at the end of a long day. Both the principal and second bedrooms feature fitted wardrobes, maximising storage while maintaining the sleek aesthetic. The third bedroom is perfect for use as a guest room, home office, or nursery, depending on your needs.

The family bathroom, located off the landing, is well-appointed and conveniently positioned to serve the second and third bedrooms.

This thoughtfully designed home combines functional living with a warm and stylish ambiance, ideal for families or professionals seeking comfort and versatility.



# STEP OUTSIDE



A timber side gate opens into the enclosed rear garden, a tranquil and versatile outdoor space perfect for relaxing or entertaining. The garden features a combination of low-maintenance stone chippings and a neatly kept lawn, with a paved sun patio directly adjoining the house ideal for outdoor dining or enjoying a quiet morning coffee.

Beyond the main garden, a timber gate leads to a secondary decked area, offering additional space for seating or lounging. Shallow steps from here descend to a nearby stream, providing a peaceful backdrop and a connection to nature.

Separate from the house, a covered carport offers secure parking, with wrought iron vehicular gates at the front. The carport provides ample space for two vehicles if required, ensuring practicality and convenience.

This thoughtfully designed outdoor area perfectly complements the home, blending functionality with a serene, natural setting.

## INFORMATION

Postcode: NP15 1TR

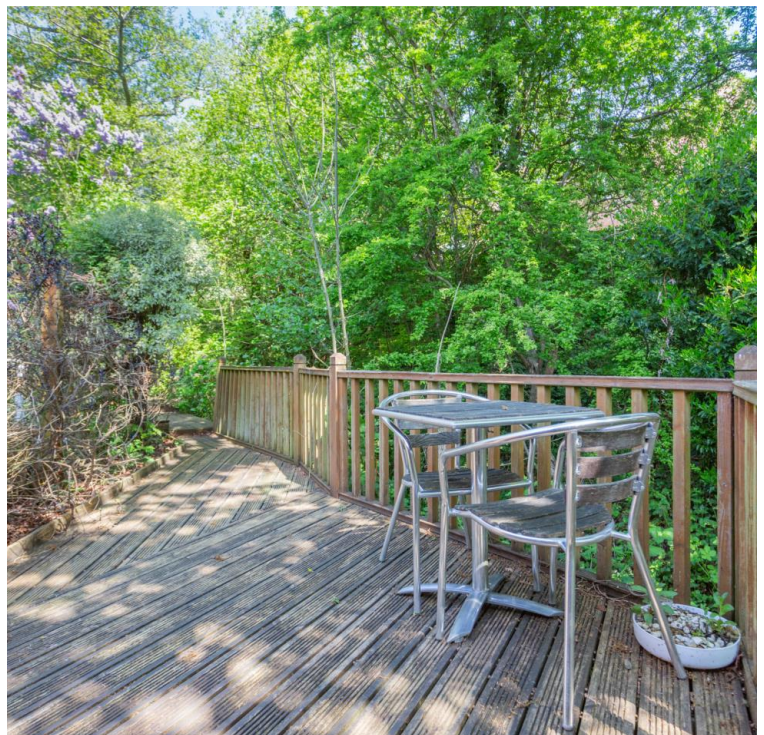
Tenure: Freehold

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 28 will be found on the right hand side.

What3Words shoulders.swept.cycle





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		85
B (81-91)		
C (69-80)	72	
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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