



USK

Guide price **£475,000**



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2 SILURE VIEW

Usk, Monmouthshire NP15 1TR



This charming detached home in the picturesque town of Usk, offers both convenience and tranquillity. Just a short stroll from the town's vibrant amenities, including local shops, restaurants, and traditional pubs, this property provides the perfect balance of community living and accessibility.

For those seeking further facilities, the larger market towns of Monmouth and Abergavenny are within easy reach, while excellent road and rail links make commuting to Newport, Cardiff, and Bristol effortless. Nature lovers and outdoor enthusiasts will appreciate the proximity to Bannau Brycheiniog (formerly the Brecon Beacons), offering breathtaking landscapes and a wealth of recreational activities.

With its prime location and excellent transport connections, this delightful home presents a fantastic opportunity for those looking to enjoy the best of both town and country living.



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KEY FEATURES

- Detached residence,
- 4 bedrooms, En-suite facilities, Dual aspect living room, Conservatory,
- Garage and driveway



STEP INSIDE

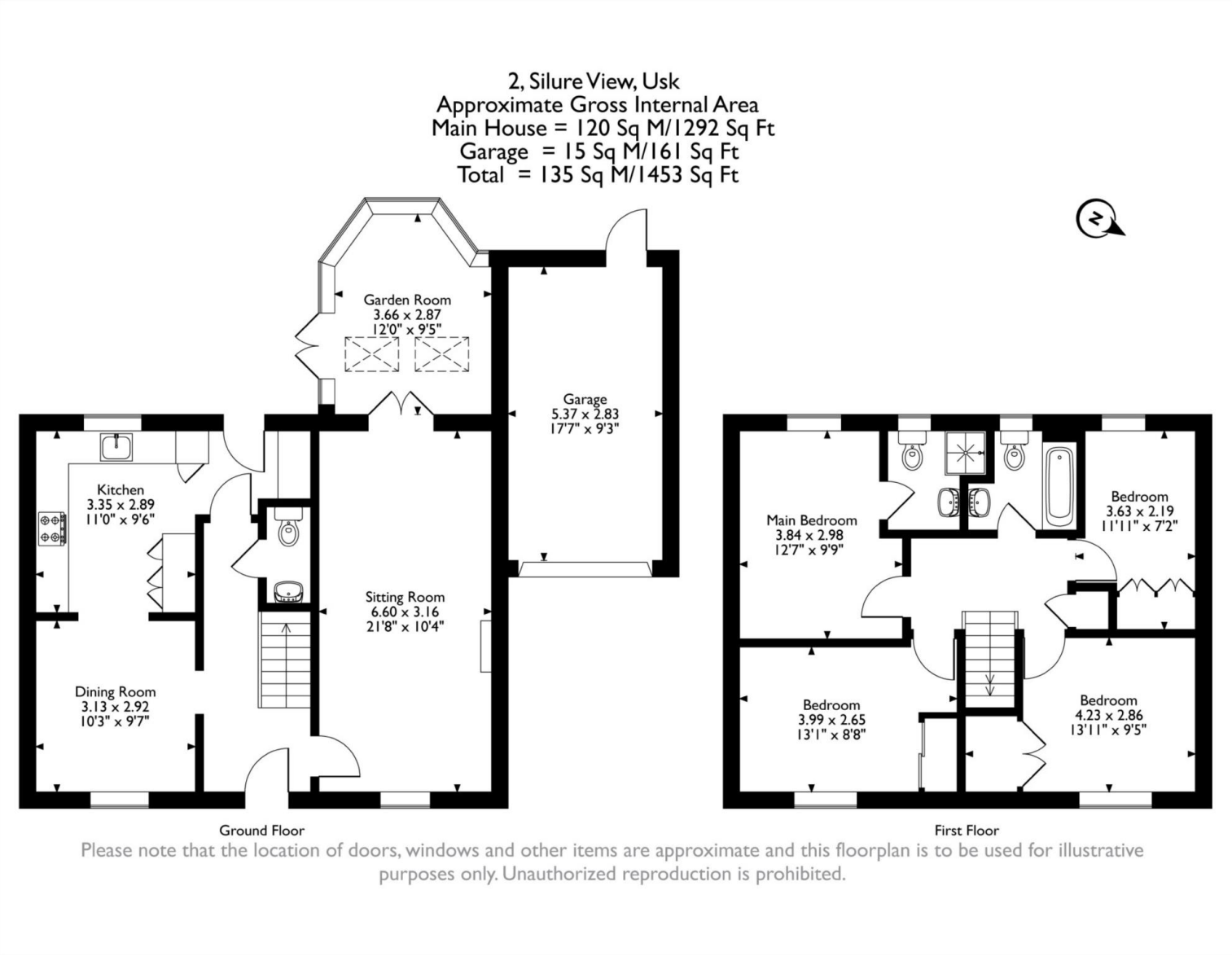


Step inside this beautifully presented home and you're welcomed by a bright and spacious main hallway, setting the tone for the thoughtfully designed interiors throughout. Immediately ahead, a staircase rises to the first floor, with practical under-stairs storage perfect for neatly stowing away shoes and daily essentials.

To the right, a door opens into the inviting main living room, a generous dual-aspect space that enjoys abundant natural light. A front-facing window enhances the room's airy feel, while a charming feature fireplace with a stone surround serves as a cosy focal point ideal for relaxing evenings or entertaining guests. From here, double doors lead seamlessly into the sun room at the rear. Once a traditional conservatory, this space has been transformed into a versatile room with a solid roof, Velux windows, and French doors opening directly to the garden. It's the perfect spot to enjoy the outdoors year-round while remaining comfortably indoors.

To the left of the hallway, you'll find a separate dining room with a window to the front. This room flows beautifully into the fitted kitchen through a wide square archway, creating an open and sociable feel. The kitchen itself is both stylish and functional, boasting a range of wall and base units in a modern two-tone finish. Sleek countertops are complemented by a matching splashback, and integrated appliances ensure a streamlined look. A rear-facing window frames views of the garden, adding to the kitchen's charm.

Just off the kitchen is a highly practical utility area, offering additional appliance space and further storage. With doors connecting both to the hallway and to the rear garden, this room is perfectly placed for busy family life or muddy boots after a day outdoors. There is also a ground floor cloakroom accessed off the main hallway.



Upstairs, the first-floor landing leads to four well-proportioned bedrooms, all of which benefit from fitted wardrobes.

This thoughtfully arranged home combines comfort, functionality, and style, making it ideal for modern family living.

The principal bedroom enjoys its own private en-suite, while the remaining rooms are served by a modern family bathroom, complete with a rear-facing window that brings in plenty of natural light.

STEP OUTSIDE

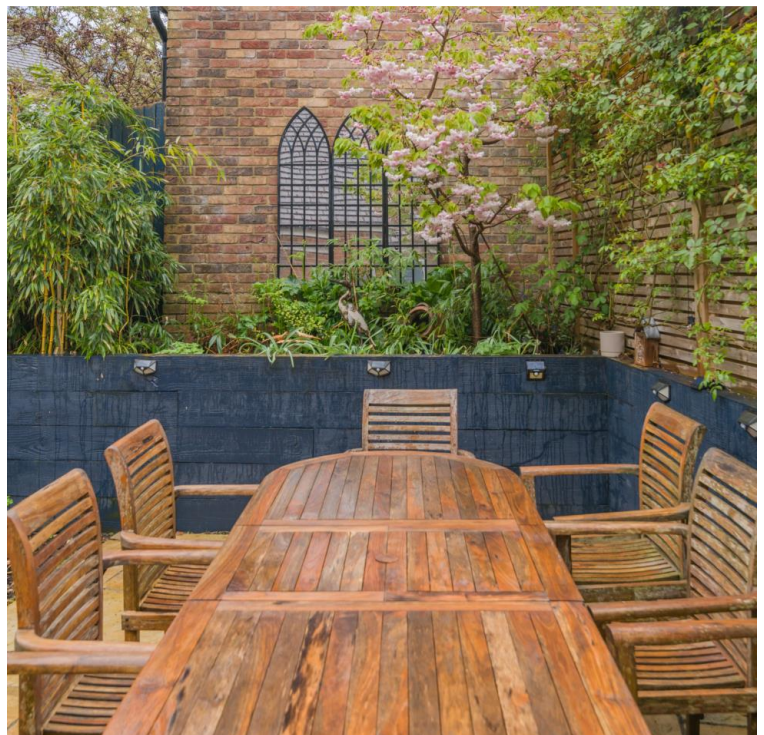


Step outside and you'll find a low-maintenance front garden framed by elegant wrought iron railings, with a neat pathway guiding you to the front door. To the rear, the enclosed garden offers a private and peaceful retreat, enjoying a desirable westerly aspect that captures the afternoon and evening sun. Designed for easy upkeep, it features stone chippings and a paved patio ideal for outdoor dining or relaxing in warmer months. A raised area planted with bamboo adds a stylish touch and a hint of greenery.

The garden is wonderfully secluded, offering a high degree of privacy. To the side of the property, a driveway provides off-street parking and includes a convenient electric vehicle charging point. This leads to a single garage with a traditional up-and-over door, providing further parking or valuable storage space. Overall, the outdoor space perfectly complements the home with a balance of functionality, style, and low maintenance appeal.

INFORMATION

Postcode: NP15 1TR
Tenure: Freehold
Tax Band: F
Heating: Gas
Drainage: Mains
EPC: C





DIRECTIONS

Leave central Usk on Monmouth Road, turn left into Burrium Gate and follow the principal road. Silure View will be found on the right hand side and the property on the left hand side as you enter Silure View.

What3Words [playful.daydreams.twigs](https://www.what3words.com/playful.daydreams.twigs)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		85
B (81-91)		
C (69-80)	75	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-10)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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