



USK

Guide price **£275,000**



A ARCHER & CO

www.archerandco.com

To book a viewing call 01291 672212

60 MARYPORT STREET

Usk, Monmouthshire NP15 1AD



Traditional Mid Terraced Grade II Listed Home
2 double bedrooms
Large rear garden

Set in the very heart of the charming market town of Usk, this two-bedroom Grade II Listed mid-terraced home, with listed building consent to update kitchen, bathroom, roof replacement and internal refurbishment. Ref DM/2024/00767, enjoys a wonderfully convenient location within easy reach of everyday essentials.

Just a short stroll from the front door you'll find Usk's highly regarded primary school, doctors' surgery, and an array of independent shops, cafés, and award-winning restaurants. Steeped in history and surrounded by beautiful countryside, Usk is renowned for its welcoming community, floral displays, and the atmospheric remains of Usk Castle. The tranquil River Usk offers scenic riverside walks and fishing, while the nearby Bannau Brycheiniog (Brecon Beacons) National Park provides endless opportunities for hiking, cycling, and outdoor adventure.

For a broader range of shopping and leisure, the vibrant market towns of Abergavenny and Monmouth are both within easy reach. Excellent road and rail connections make commuting straightforward, with Cardiff, Bristol, the Midlands and even London accessible for work or pleasure, combining rural charm with modern convenience.



Guide price
£275,000



KEY FEATURES

- Mid terraced Grade II Listed home
- 2 double bedrooms
- Family bathroom
- Separate 1st floor wc
- Generous rear garden
- Central location.



STEP INSIDE

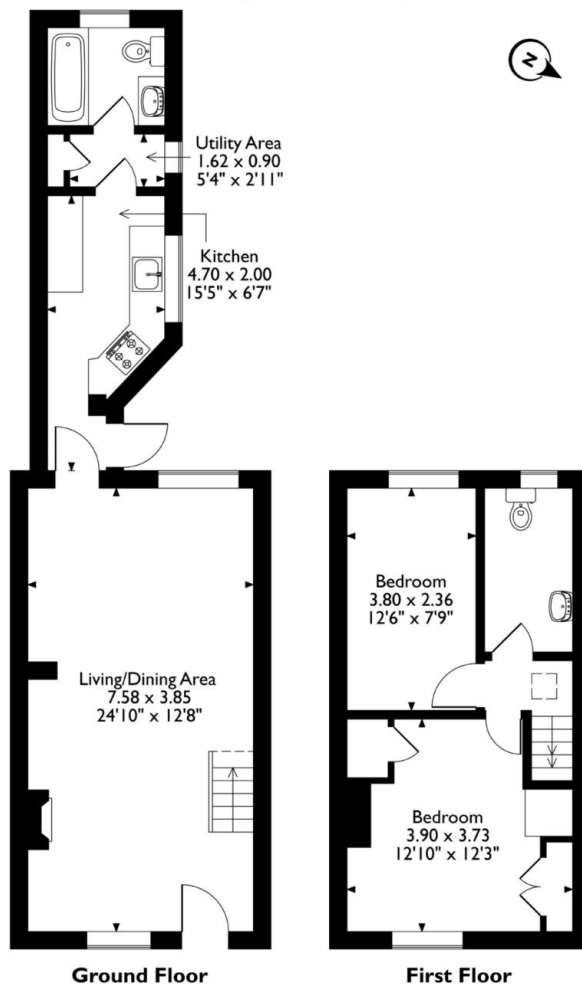


Stepping through the front door of this welcoming mid-terraced home, you are immediately drawn into a bright and versatile dual-aspect reception room. Natural light streams in through windows at both the front and rear, creating a warm and airy atmosphere throughout the day. This generously sized space lends itself perfectly to a combined lounge and dining area, allowing for relaxed everyday living as well as entertaining. A charming feature fireplace provides a cosy focal point, while the neutral décor offers a blank canvas for personal touches. From here, a staircase rises to the first-floor landing, and a door opens through to the kitchen.

The kitchen is well-proportioned and fitted with a range of base and wall units, offering ample worktop space for meal preparation. There is room for essential appliances, making it a practical hub for cooking and family life. A side window and glazed door provide direct access to the rear garden, ensuring plenty of natural light and an easy connection to outdoor dining or gardening activities.

Beyond the kitchen, at the rear of the ground floor, you will find the family bathroom. This neatly arranged room is fitted with a three-piece suite comprising a bath with shower over, a wash hand basin, and a low-level WC. Its location at the back of the house allows for privacy and convenience.

60, Maryport Street, Usk
Approximate Gross Internal Area
72 Sq M/775 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 continues to impress with two well-proportioned double bedrooms. Each room offers ample space for furniture and storage, making them ideal for a growing family, guests, or even a home office setup. Large windows enhance the sense of space and light, creating peaceful retreats at the end of the day. Completing the accommodation is a separate WC, thoughtfully positioned for easy access from both bedrooms and ideal for busy mornings.

Overall, this property provides a practical and inviting layout, combining flexible living areas with good proportions throughout. With its bright interior, character features, and direct access to the garden, it offers an appealing blend of comfort and functionality - perfect for anyone looking to enjoy the heart of Usk while benefiting from a home that can be tailored to their own style and needs.

STEP OUTSIDE



Stepping outside from the kitchen, you are welcomed into a delightful rear garden designed for both relaxation and entertaining. Fully enclosed for privacy, the garden enjoys a westerly aspect, making it the perfect spot to capture the afternoon and evening sun. A choice of seating areas allows for versatile use, whether it's a quiet morning coffee, al fresco dining, or hosting guests in a more social setting. The majority of the garden is attractively arranged with a combination of paved sun patio and low-maintenance stone chippings, creating a stylish and practical layout. Carefully landscaped borders add charm and colour throughout the seasons, with a variety of established shrubs and flowering plants bringing texture and vibrancy. This thoughtfully planned outdoor space balances ease of upkeep with natural beauty, offering an inviting extension of the home that can be enjoyed year-round.

AGENT'S NOTE:

The property is Grade 2 listed with listed building consent to update kitchen, bathroom, roof replacement and internal refurbishment. Ref DM/2024/00767.

INFORMATION

Postcode: NP15 1AD

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

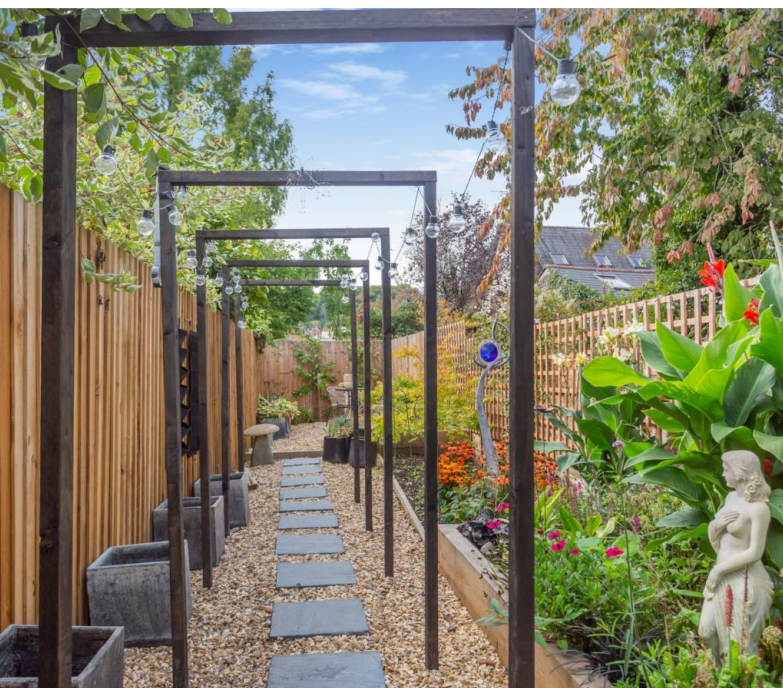
EPC: D





DIRECTIONS

What3Words actual.offer.slanting



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		87
B (81-91)		
C (69-80)		
D (55-68)	55	
E (39-54)		
F (21-38)		
G (1-10)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

25 Bridge Street, Usk, NP15 1BQ
 01291 672212
 usk@archerandco.com
 www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.