



USK

Guide price £400,000



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# Y RHODFA

Monmouth Road, Usk, Monmouthshire NP15 1SF



Detached home set in small cul-de-sac  
3 bedrooms and 1st floor shower room  
2 reception rooms plus Conservatory

Situated within a small and quiet cul-de-sac, this three bedroom detached home enjoys an excellent position in the heart of the historic market town of Usk. Renowned for its charming streetscape and strong sense of community, Usk offers a wide range of everyday amenities including independent shops, cafés, pubs and restaurants, all within easy reach. The town is perhaps best known for its impressive Norman castle and picturesque riverside walks along the River Usk, providing a wonderful outdoor lifestyle right on the doorstep.

The surrounding countryside offers scenic walking and cycling routes, while the nearby towns of Abergavenny, Monmouth and Newport provide a broader selection of shopping, leisure and cultural attractions. For commuters, Usk is well placed with convenient road links and access to rail services, making Cardiff, Bristol and even London readily accessible.





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### KEY FEATURES

- Detached home
- 3 bedrooms
- 1st floor shower room
- Ground floor cloakroom
- Conservatory
- Driveway and garage





# STEP INSIDE



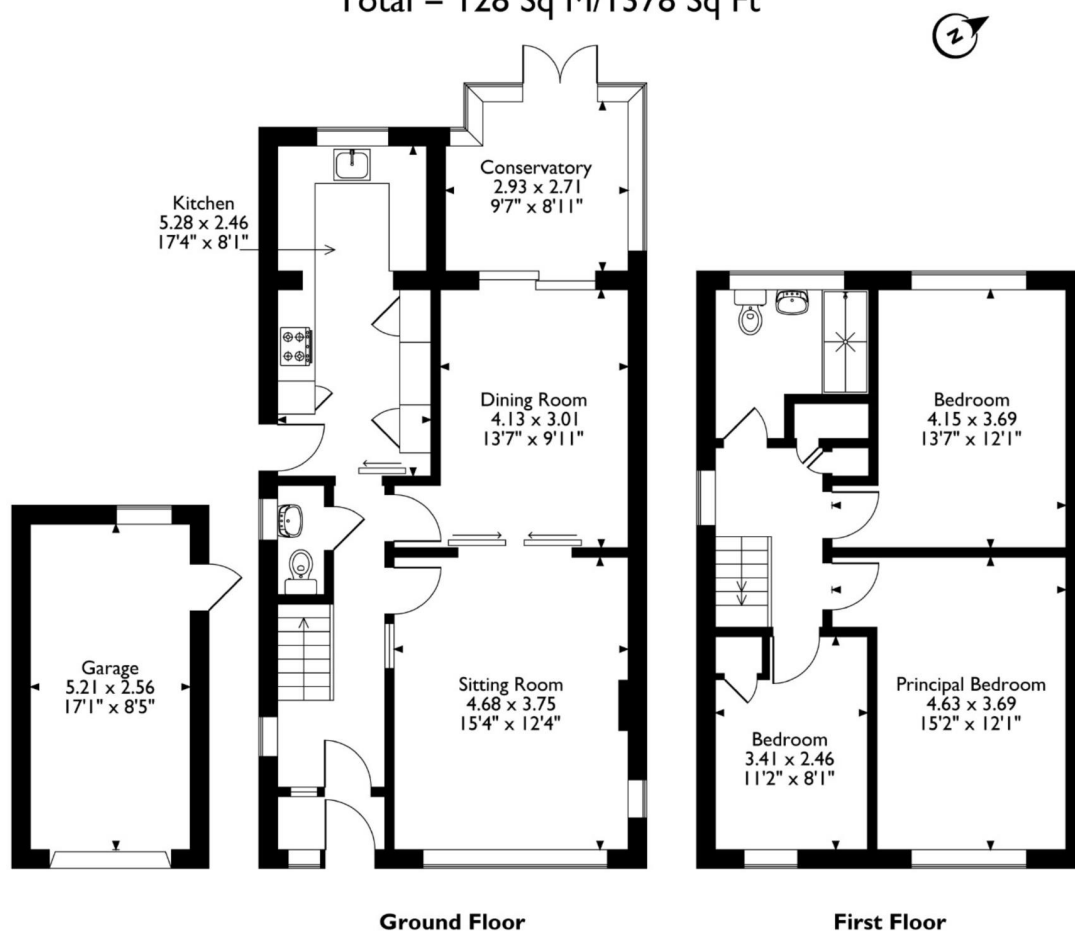
Step inside the property through a double glazed porchway which provides a practical entrance space before opening into the main hallway.

Immediately welcoming, the hallway is laid with attractive timber wood block flooring, setting a warm and characterful tone. From here, an open tread staircase rises to the first-floor landing, while doors lead through to the principal living spaces.

To the right, the main lounge is a comfortable and inviting room, centred around a feature fireplace that forms an attractive focal point. A large picture window overlooks the front garden, allowing plenty of natural light to fill the space and creating a bright yet cosy atmosphere.

Adjoining the lounge is the dining room, ideal for both everyday family meals and more formal entertaining, with ample space for a dining table and chairs.

**Y Rhodfa, Monmouth Road, Usk, NP15 1SF**  
**Approximate Gross Internal Area**  
**Main House = 115 Sq M/1238 Sq Ft**  
**Garage = 13 Sq M/140 Sq Ft**  
**Total = 128 Sq M/1378 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.

From the dining room, double doors lead through to a rear-facing conservatory. This light-filled space enjoys views over the garden and benefits from double doors opening directly outside, making it a wonderful area to relax, dine or entertain while enjoying a seamless connection with the garden.

The kitchen is well-appointed with a range of fitted wall and base units providing generous storage and worktop space. Integrated appliances include a fridge, freezer and dishwasher, creating a streamlined and practical layout. A window overlooks the rear garden, while a side door provides convenient access to the driveway, ideal for day-to-day use.

Completing the ground floor accommodation is a useful cloakroom fitted with a WC and wash hand basin, perfect for guests and family alike.

To the first floor, the landing gives access to three well-proportioned bedrooms and the main family shower room. The landing also benefits from a side window allowing natural light to filter through, along with two handy built-in storage cupboards, ideal for linen or household items.

The shower room is fitted to serve the needs of a modern family, completing the accommodation of this well-balanced and comfortable home.



# STEP OUTSIDE



Stepping outside, the property is approached via a neatly maintained front garden, predominantly laid to lawn and complemented by established shrub borders that add colour and kerb appeal. A private driveway provides off-road parking for several vehicles and leads to a single garage, offering both secure parking and additional storage.

To the side of the house, there is a useful brick-built storage shed, ideal for garden equipment or outdoor storage, along with a PVC double glazed door providing convenient access through to the rear garden. The enclosed rear garden is a particular feature of the home, offering a good degree of privacy and a safe environment for children or pets. Mainly laid to lawn, the garden is bordered by a variety of mature shrubs and hedging, creating a pleasant and established setting. A timber garden shed provides further practical storage, making the outdoor space both functional and enjoyable.

## INFORMATION

Postcode: NP15 1SF  
Tenure: Freehold  
Tax Band: F  
Heating: Gas  
Drainage: Mains  
EPC: TBC







DIRECTIONS

What3words: staple.inner.subplot





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