

With Vacant Possession Upon Completion

Ref: 1/P/57

3 PORTHYCARNE CLOSE, USK, MONMOUTHSHIRE, NP15 1SA



The property comprises an attractive **SEMI-DETACHED** residence occupying a most pleasant position in a small and secluded cul-de-sac just off Abergavenny Road within walking distance of the centre of town where all the usual local amenities are available as well as excellent countryside and river walks. The house itself was built in approx. 1971 by highly reputed local builders W. J. Sweet & Sons is constructed of Cotswold stone under a tiled roof benefiting from gas central heating, double glazing throughout and an excellent double glazed conservatory.

Entrance Hall, Cloakroom / W.C, Lounge, Dining Room, Conservatory, Kitchen, Utility Room, Landing, Three Bedrooms, Shower Room, Separate W.C, Off Street Parking for Four Vehicles, Carport, Gardens Front and Rear.

PURCHASE PRICE £400,000

The **HISTORIC TOWN of USK** is a thriving former market town, located in Mid Monmouthshire amidst some of the most beautiful unspoilt countryside in the county. It has excellent road communications which gives quick and easy access to all the main commercial centres including Newport, Cwmbran, Cardiff, Bristol and The Midlands. The A449 dual carriageway link to the M4/M50/M5 motorway systems is within a short driving distance of the property.

The accommodation with approximate room sizes is as follows:



GROUND FLOOR

ENTRANCE HALL (11'0" x 6'11") (3.37m x 2.22m) with UPVC double glazed front door and side screen, radiator, laminate flooring, coved ceiling, telephone point, under stairs cupboard, turned stairs to first floor.

CLOAKROOM / W.C (2'6" x 6'10") (0.77m x 2.09m) with white low flush toilet, wash hand basin, radiator, ceramic tiled floor, double glazed window to side elevation.

DINING ROOM (13'0" x 10'9") (3.97m x 3.30m) with UPVC double glazed window to front elevation, radiator, shelved recess, coved ceiling, interconnecting archway to:

SITTING ROOM (13'1" x 13'0") (4.0m x 3.98m) with marble hearth, radiator, coved ceiling, TV aerial point, double glazed double doors to:

CONSERVATORY (11'3" x 10'6") (3.44m x 3.22m) with double glazed roof and windows to dwarf wall level, three radiators.





KITCHEN (9'9" x 6'10") (2.98m x 2.09m) with range of fitted wall and floor units with work surfaces, inset single drainer stainless steel sink unit with mixer tap, integrated Bosch four ring ceramic hob unit with concealed extractor cooker hood over, plumbing for dishwasher, ceramic tiled floor and splashbacks, UPVC double glazed window to side elevation, double glazed door to:

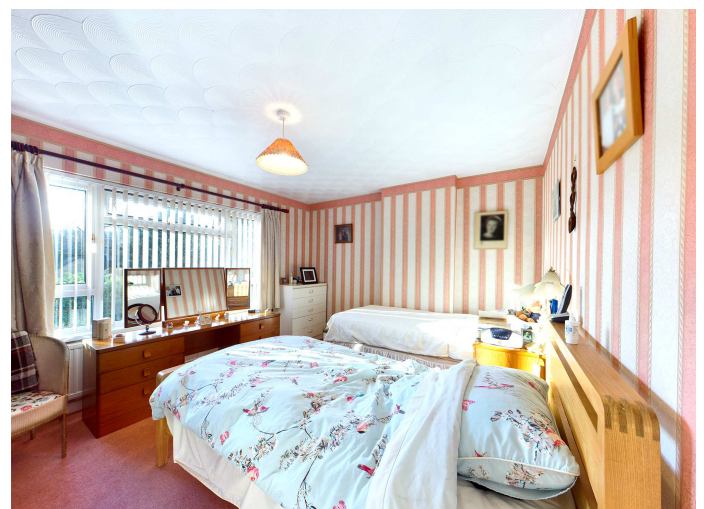
UTILITY ROOM (5'5" x 6'10") (1.66m x 2.09m) with ceramic tiled floor, plumbing for washing machine, storage cupboards, UPVC door and window to rear garden.

FIRST FLOOR

LANDING (10'0" x 2'8") (3.06m x 0.84m) with UPVC double glazed window to half landing, access hatch to roof space with pull down ladder and part boarded.

BEDROOM 1 (13'1" x 11'1") (4.0m x 3.39m) with UPVC double glazed window to rear elevation, radiator, bank of fitted wardrobes along one wall, cupboard housing Vaillant gas boiler unit.

BEDROOM 2 (13'1" x 10'10") (4.00m x 3.32m) with UPVC double glazed window to front elevation, radiator.

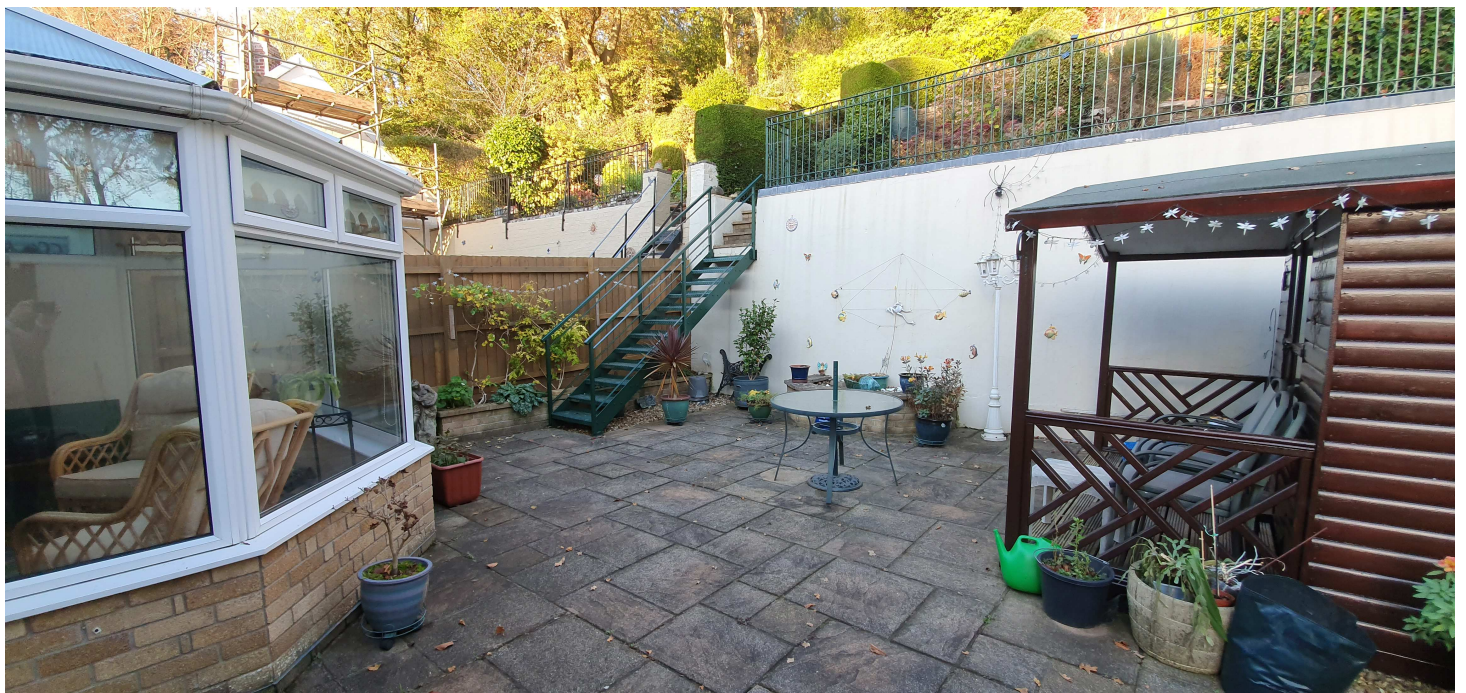




BEDROOM 3 (6'11" x 6'10") (2.12m x 2.10m) with UPVC double glazed window to front elevation, radiator.

SPACIOUS SHOWER ROOM (6'7" x 6'9") (2.03m x 2.08m) with white pedestal wash hand basin, bidet, ceramic tiled walls, chrome ladder towel rail, double sized glass shower cubicle with fitted shower unit, UPVC double glazed window to side elevation

SEPARATE W.C with white low flush toilet, radiator, part tiled walls, UPVC double glazed window to side elevation.





OUTSIDE

TO THE FRONT & SIDE

hardstanding and driveway with parking for four vehicles, flower and shrub borders.

CARPORT

SIDE DRIVEWAY ACCESS TO REAR GARDEN

Large level enclosed **PAVED PATIO** with some raised features, Garden Shed, steps up to:

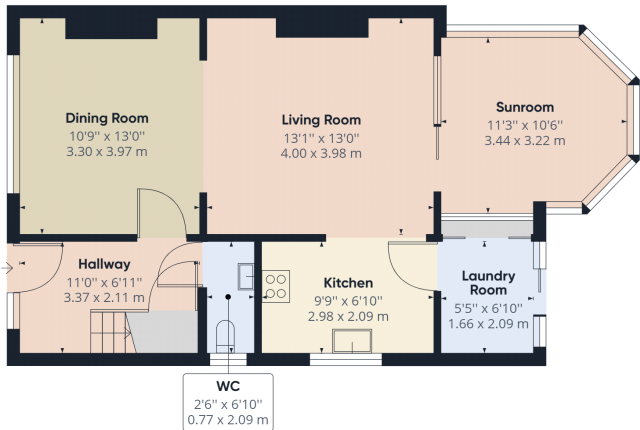
GOOD SIZED TERRACED GARDEN

with level lawned area, well planted terraces with a wealth of mature shrub and flower features.



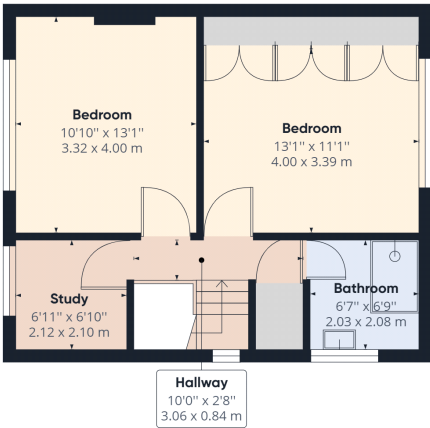
SERVICES	All main services are connected Gas fired central heating Telephone (subject to transfer regulation)	
TENURE	We are advised FREEHOLD	
LOCAL AUTHORITY	Monmouthshire County Council	
COUNCIL TAX BAND	“E”	ENERGY EFFICIENCY RATING: C73
VIEWING	Strictly by appointment with the Sole Agents.	

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Ground Floor Building 1

Approximate total area⁽¹⁾
 1106.42 ft²
 102.79 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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