

With Vacant Possession Upon Completion

Ref: 1/C/105

**7 CASSIA DRIVE, USK, MONMOUTHSHIRE, NP15 1TZ**



Early inspection is highly recommended to fully appreciate this attractive well-presented and excellently maintained **executive family residence**. The deceptively spacious property offers just over 2000 Sq. Ft of accommodation and is located in an exclusive quiet courtyard on this maturing modern development having been constructed just over ten years ago. The property is well situated on the fringe of Usk Town where all the usual local amenities are available and benefits from double glazing and gas central heating.

***Storm Porch, Entrance Hall, Office, W/C, Lounge, Stunning Open Plan Living space including an impressive recently installed Kitchen, Dining Area and Sun Room, Utility Room, Integral Double Garage, Landing, Master Bedroom with En-Suite Bathroom, Bedroom 2 with En-Suite Shower Room, Two further Double Bedrooms, Family Bathroom, Large Enclosed Rear Garden, Double Driveway to Front.***

**PURCHASE PRICE £625,000**

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** (20'5" x 6'0") (6.23m x 1.84m) with UPVC front door, radiator with cover, oak flooring, under stairs cupboard, built in cloaks cupboard, turned stairs to first floor.

**OFFICE** (8'3" x 6'9") (2.52m x 2.08m) with oak flooring, UPVC double glazed window to rear with fitted wooden blinds, radiator, TV aerial point.

**W.C** (5'6" x 2'10") (1.68m x 0.88m) low flush toilet, corner sink unit with mixer tap, tile effect lino flooring, radiator, extractor fan.

**LOUNGE** (13'8" x 14'2") (4.18m x 4.32m) UPVC double glazed window to front with attractive fitted shutters, oak flooring, TV aerial point, radiator with cover.

**UTILITY ROOM** (5'7" x 6'3") (1.70m x 1.93m) with ceramic tiled floor, plumbing for washing machine and plumbed Samsung American style fridge freezer, recently installed navy wall units to match kitchen, Quartz work surface, radiator, extractor fan, two ceiling spotlights, UPVC door to rear garden.





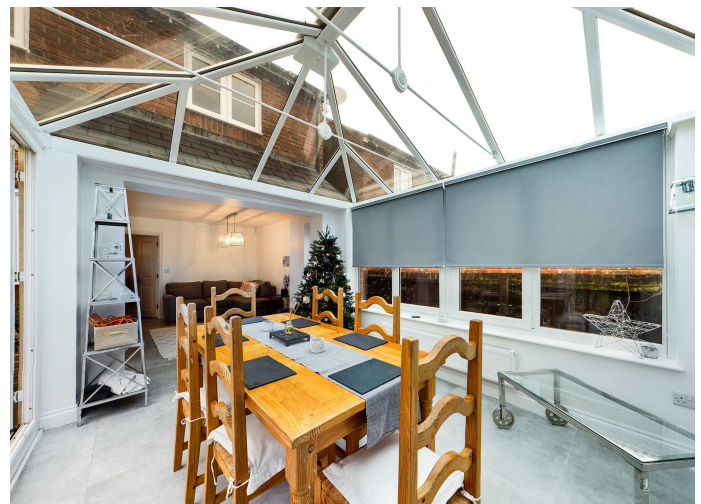


**KITCHEN** (9'9" x 6'10") (2.98m x 2.09m) an impressive recently installed contemporary style kitchen with an excellent range of navy fitted wall and floor units with Quartz work surfaces, inset 1 ½ bowl sink unit with mixer tap, freestanding stainless steel Smeg range cooker with five ring gas hob and double oven, concealed extractor cooker hood over, integrated dishwasher, under counter LED lighting, two UPVC double glazed windows to rear garden, ceramic tiled floor, vertical radiator, nine ceiling spotlights, door to utility room, open plan to:

**DINING AREA** (12'6" x 9'2") (3.82m x 2.80m) with breakfast bar to kitchen area, ceramic tiled floor, radiator, two UPVC double glazed windows to two aspects, open plan to:

**SUN ROOM** (12'2" x 9'6") (3.71m x 2.91m) with double glazed roof and windows to dwarf wall level to three aspects, bi-fold doors to rear garden, radiator, ceramic tiled floor.

**INTEGRAL DOUBLE GARAGE** (17'1" x 15'11") (5.22m x 4.85m) access via personal door from entrance hall, two electric up and over doors, personal door to rear garden, fitted wall unit, fitted floor units with work surface.





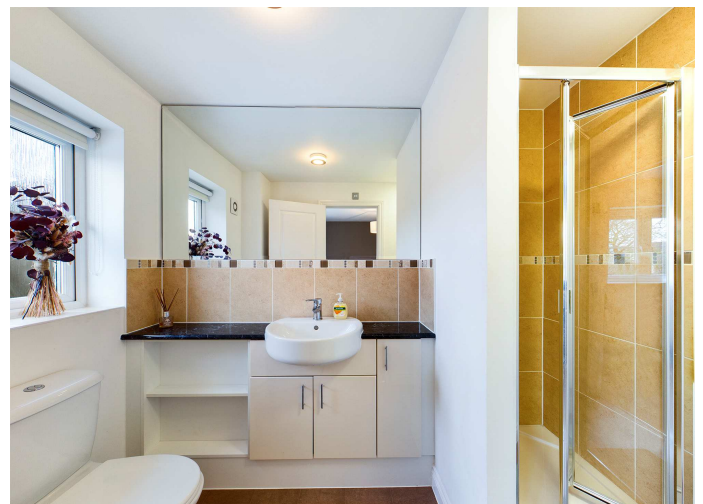
### **FIRST FLOOR**

**LANDING** (10'0" x 2'8") (3.06m x 0.84m) with UPVC double glazed window to half landing, access hatch to roof space.

**BEDROOM 1** (21'7" x 15'9") (6.59m x 4.80m) with two UPVC double glazed window to rear with fitted shutters, two UPVC double glazed windows to front with fitted shutters, TV aerial point, radiator.

**EN-SUITE BATHROOM** (8'7" x 7'11") (2.63m x 2.43m) panelled bath, ceramic tiled walls, double sink unit set in vanity unit with cupboards under and large wall mounted mirror over, shaver point, low flush toilet, shower cubicle with fitted shower unit and ceramic tiled walls, UPVC double glazed window to rear, extractor fan, radiator, tile effect lino flooring.

**BEDROOM 2** (13'9" x 15'0") (4.20m x 4.58m) with UPVC double glazed window to rear, radiator, TV aerial point.







**EN-SUITE SHOWER ROOM** (8'3" x 5'0") (2.54m x 1.55m) tile effect lino flooring, UPVC double glazed window to rear, low flush toilet, sink unit with mixer tap set in vanity unit with cupboards under and large wall mounted mirror over, ceramic tiled splashbacks, extractor fan, shower cubicle with fitted shower unit and ceramic tiled walls.

**BEDROOM 3** (10'9" x 14'11") (3.28m x 4.57m) UPVC double glazed window to front with fitted shutters, TV aerial point, radiator,

**BEDROOM 4** (8'4" x 12'4") (2.56m x 3.77m) UPVC double glazed window to rear, radiator, TV aerial point.

**FAMILY BATHROOM** (6'2" x 8'7") (1.91m x 2.62m) with sink set in vanity unit with cupboards under and large wall mounted mirror over, radiator, shaver point, extractor fan, UPVC double glazed window to rear, ceramic tiled walls, panelled bath with shower attachment, tile effect lino flooring, shower cubicle with fitted shower unit and ceramic tiled walls.







### **OUTSIDE**

#### **TO THE FRONT**

driveway with parking for two vehicles leading to the integral double garage.

**OUTSIDE LIGHT**

**OUTSIDE POWER POINT**

**OUTSIDE TAP**

**GATED SIDE ACCESS TO REAR GARDEN**

**LARGE ENCLOSED REAR GARDEN**

Laid mainly to lawn with mature shrub and flower borders.

**LARGE PATIO AREA**

**LARGE GARDEN SHED**

**OUTSIDE LIGHTS, TAP & POWER POINT**

**GATE TO REAR FOOTPATH LEADING TO CHILDRENS PLAY AREA**



SERVICES	All main services are connected Gas fired central heating Telephone (subject to transfer regulation)		
TENURE	We are advised <b>FREEHOLD</b>		
LOCAL AUTHORITY	Monmouthshire County Council		
COUNCIL TAX BAND	“G”	<b>ENERGY EFFICIENCY RATING: C77</b>	
VIEWING	Strictly by appointment with the Sole Agents. <b>DIGBY TURNER AND COMPANY</b> 21 Bridge Street, Usk. Monmouthshire NP15 1BQ Telephone: 01291 672405      Fax: 01291 673483 Email: <a href="mailto:digbyturnerowen@btclick.com">digbyturnerowen@btclick.com</a>		

