

With Vacant Possession Upon Completion

Ref: 1/M/106

4 LLYS TADCU, MARYPORT STREET, USK, MONMOUTHSHIRE, NP15 1ED



A modern purpose built first floor **STUDIO APARTMENT** situated in a development of only nine flats and apartments built by highly reputed local builders in 1997. The property is located in the centre of Usk Town within walking distance of all local amenities.

PURCHASE PRICE: £97,500

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 well planned accommodation with approximate room sizes is as follows:-

Continued....

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The Studio is approached via outside steps to the first floor.

FIRST FLOOR

COMMUNAL HALLWAY serving flat numbers 2, 3 and 4 with ceramic tiled floor and lighting, self-contained inner door to:-

ENTRANCE HALL with double glazed window, built in cupboard. Access to roof space. ***Built in cupboard*** with plumbing for automatic washing machine.

STUDIO (19'8" x 13'4") (6.0m x 4.06m) with 2 double glazed windows to front and one to the side, fitted coal effect gas fire, TV aerial point, coved ceiling, built in cupboard housing Worcester gas fired water heater. Range of wall and floor units with round edged work surfaces incorporating Indesit four ring electric hob unit with oven under, Indesit extractor cooker hood over, single drainer stainless steel sink unit with mixer tap, tiled splash backs.

BATHROOM (6'9" x 5'9") (2.06m x 1.75m) with modern suite comprising: panelled bath with fitted shower unit over, low flush toilet, pedestal wash hand basin. Ceramic tiled splash backs, wall mounted Dimplex electric heater, Marley extractor fan.

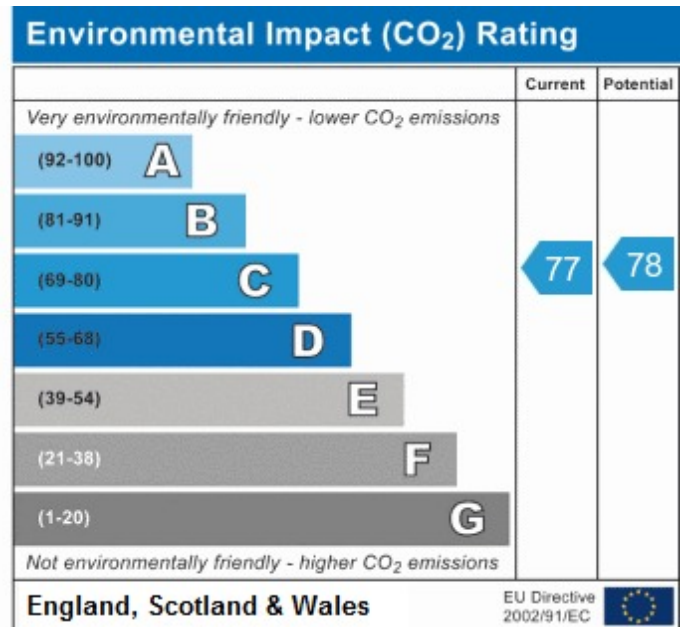
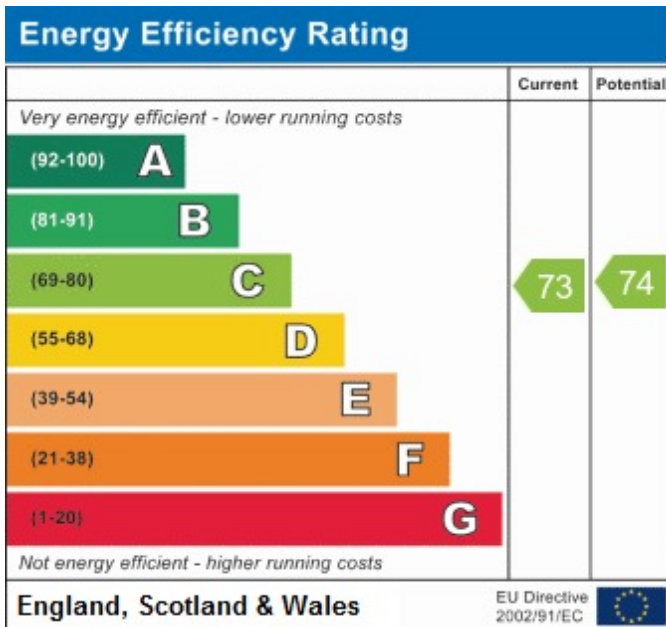


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OUTSIDE

Allocated **PARKING SPACE**

Communal garden and bin store



SERVICES

All mains services are connected
Gas fired central heating (combi boiler)
Telephone (subject to transfer regulation)

TENURE

To be confirmed

LOCAL AUTHORITY

Monmouthshire County Council

COUNCIL TAX BAND

"B"

VIEWING

Strictly by appointment with the Agents.

DIGBY TURNER AND COMPANY

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