

With Vacant Possession Upon Completion

Ref: 1/M/138

LASGARN, MONMOUTH ROAD, USK, MONMOUTHSHIRE, NP15 1SF



A most attractive extended **MODERN SEMI-DETACHED RESIDENCE** being one of a pair of individually designed semis in a small select quiet cul-de-sac just off the Old Monmouth Road on the fringe of the historic town of Usk. Lasgarn offers well planned accommodation benefiting from replacement double glazing throughout and gas central heating.

Square Hallway, Cloakroom / W.C, Spacious Lounge, Dining Room open to Sitting Room, Kitchen / Breakfast Room, Covered Side Walkway (giving access to store, rear garden, front access and personal door to garage), Landing, Three Bedrooms, Shower Room, Gardens Front and Rear, Driveway Parking for Three Vehicles, Single Garage & Part Car Port,

PURCHASE PRICE: £315,000

The **HISTORIC TOWN of USK** is a former market town situated in the centre of beautiful Monmouthshire offering all the usual local amenities. An access point to the A449 is located just outside the borough boundary which connects to major motorway links to the M50/M5/M4 bring Bristol, Cardiff and The Midlands within commuting distance in addition to Newport, Abergavenny and Monmouth.

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GROUND FLOOR

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

SQUARE ENTRANCE HALLWAY with UPVC double glazed front door and side screen, under stairs cloaks cupboard, turned stairs to first floor.

CLOAKROOM / W.C with low flush toilet, wash hand basin, UPVC double glazed window to side.

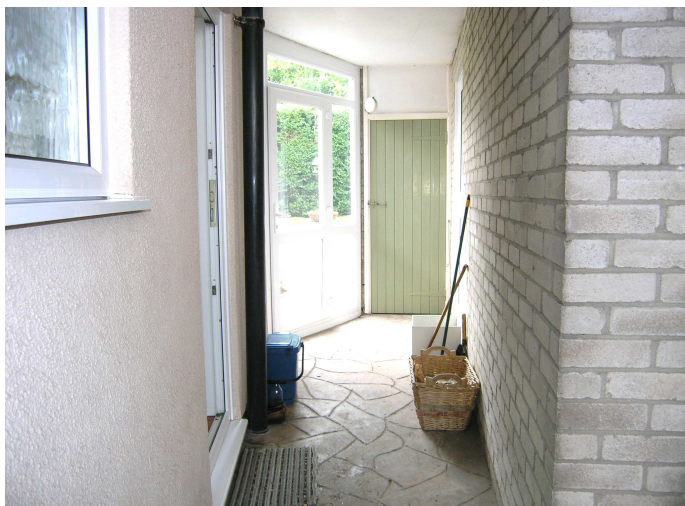
SPACIOUS LOUNGE (18'5" x 15'0") (5.61m x 4.57m) maximum, large picture window with pleasant outlook, feature fireplace with wood over mantle and open coal effect gas fire with Baxi back boiler, fitted shelving to either side, radiator, coved ceiling, two wall lights, door and glazed side screen to hall, glazed double doors to:

DINING ROOM (11'9" x 9'2") (3.58m x 2.79m) radiator, coved ceiling, door to kitchen, interconnecting archway to:



Continued....

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SITTING AREA (9'9" x 9'6") (2.97m x 2.90m) coved ceiling, two wall lights, UPVC double glazed patio doors to rear garden.

KITCHEN / BREAKFAST ROOM (13'9" x 8'6" narrowing to 6'0") (4.19m x 2.59m narrowing to 1.83m) range of fitted wall and floor units with work tops, inset 1 ½ bowl sink unit with mixer tap, integrated Bosch four ring gas hob unit with New World double oven under and concealed extractor over, plumbing for dishwasher, laminate flooring, radiator, tiled splashbacks, UPVC double glazed window to rear elevation, UPVC double glazed door to **SIDE WALKWAY** with access to storage cupboard with power, personal door to garage, rear garden and front access.

FIRST FLOOR

SPACIOUS LANDING with UPVC double glazed window to side elevation, built in small wardrobe, built in airing cupboard with hot water cylinder and immersion heater.

BEDROOM 1 (15'0" x 10'0") (4.57m x 3.05m) maximum, UPVC double glazed window to front elevation with pleasant outlook, radiator.



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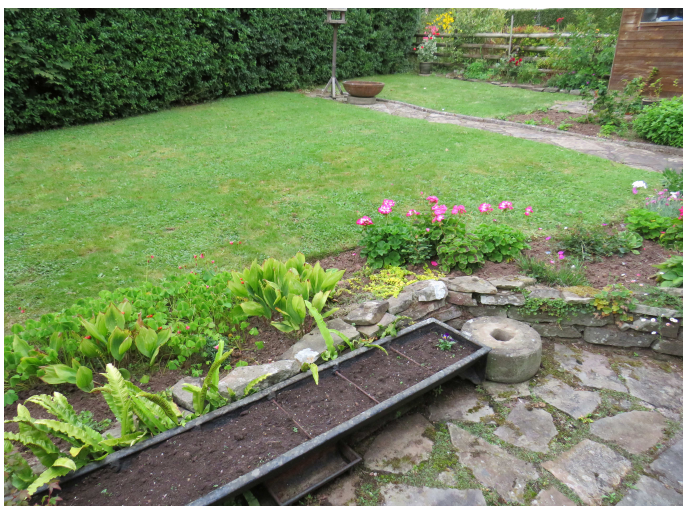
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BEDROOM 2 (12'0" x 10'4") (3.66m x 3.15m) maximum, UPVC double glazed window to rear elevation, radiator, access hatch to roof space.

BEDROOM 3 (9'0" x 8'1") (2.74m x 2.46m) UPVC double glazed window to front elevation with pleasant outlook, radiator.

SHOWER ROOM (7'9" x 5'10") (2.36m x 1.78m) with fully tiled walls, non-slip flooring, modern suite with low flush toilet, pedestal wash hand basin, radiator, double shower cubicle with fitted Mira power shower unit, UPVC double glazed window to rear elevation.



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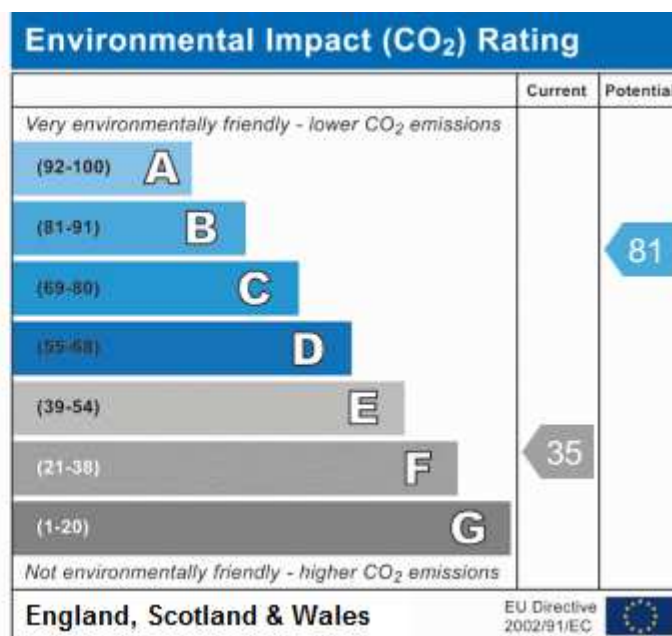
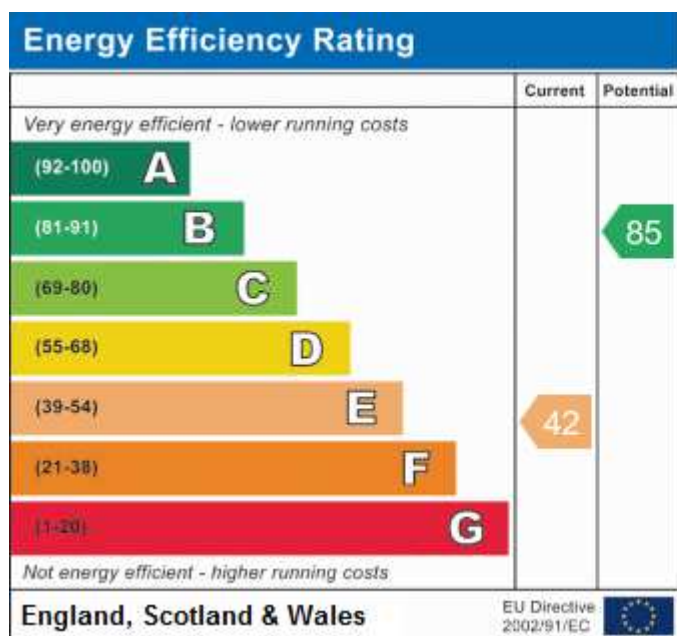
OUTSIDE

FRONT DRIVEWAY with parking for three vehicles leading to **PART CAR PORT** and:

SINGLE GARAGE (17'2" x 8'6") (5.23m x 2.59m) internal measurement, up and over door, power laid on, UPVC double glazed window to rear and side personal door to covered side walkway with storage cupboard, UPVC double glazed door to rear garden and open access to front.

ATTRACTIVE FRONT GARDEN laid mainly to lawn with flower and shrub features.

GOOD SIZED ENCLOSED REAR GARDEN laid mainly to lawn with mature hedging, flower and shrub features, **GARDEN SHED**, crazy paved **PATIO** and **PATHWAYS**



SERVICES

All mains 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" £2049.71 per annum

VIEWING

Strictly by appointment with the Sole Agents.

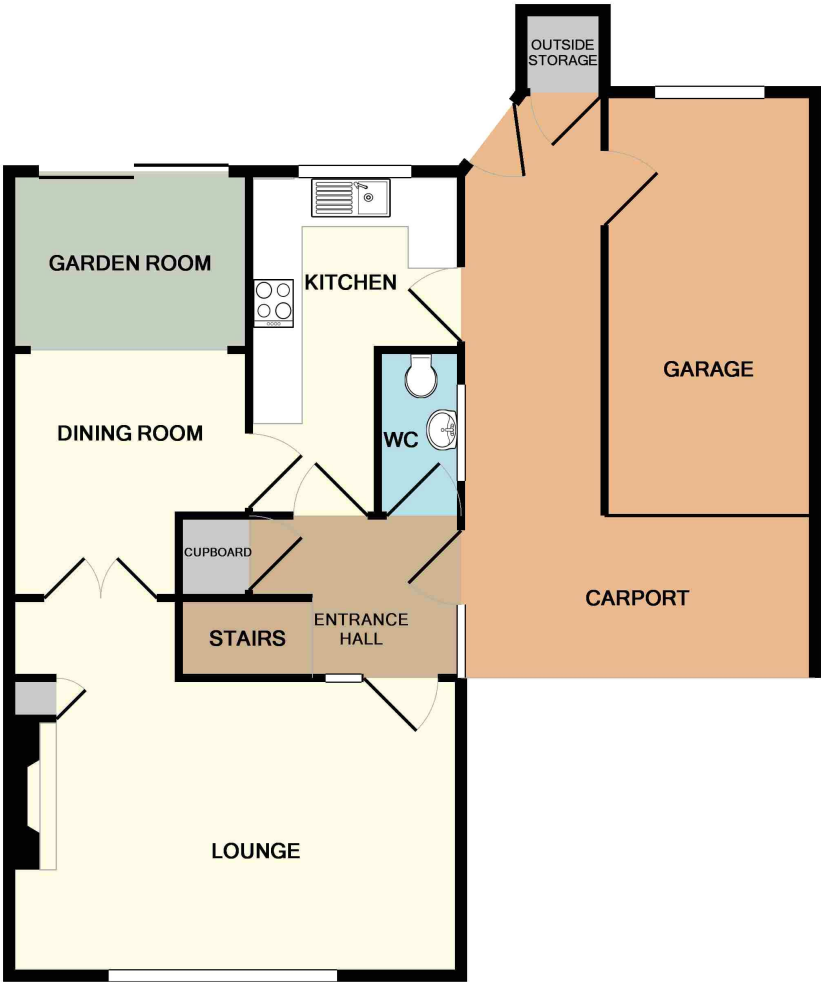
DIGBY TURNER AND COMPANY

21 Bridge Street, Usk, Monmouthshire, NP15 1BQ

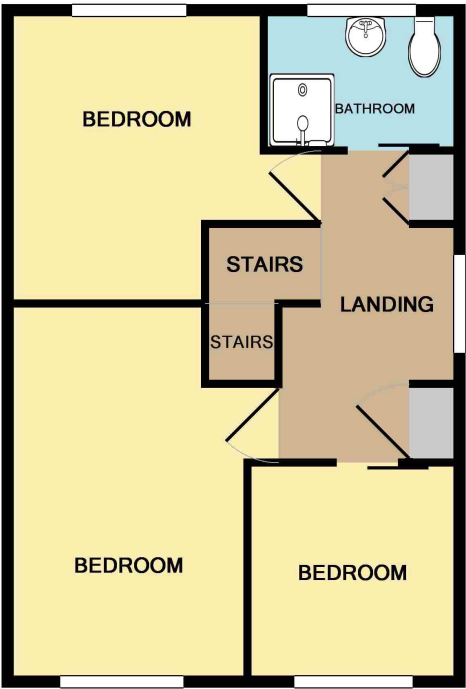
Telephone: 01291 672405

Email: digbyturnerowen@btclick.com

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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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