



USK

Guide price **£345,000**



# 25 LADYHILL CLOSE

Usk, Monmouthshire NP15 1SJ



3 Bedrommed home set in a cul-de-sac  
Southerly facing rear garden  
Located conveniently for many amenities



Set within a peaceful cul-de-sac, this well-proportioned three-bedroom home enjoys a highly desirable position in the historic town of Usk. The current owners have invested significantly in the property to upgrade many features, including roof work, electrical work, window and door replacements and bespoke wardrobes fitted in the bedrooms.

The town is renowned for its strong sense of community, attractive streetscape and excellent range of independent shops, cafés and eateries, all of which are easily accessible. Usk also benefits from a well-regarded local school and an abundance of scenic walking routes, including riverside and countryside trails that showcase the surrounding Monmouthshire landscape.

For a wider selection of shopping and leisure facilities, the popular market towns of Monmouth and Abergavenny are both within comfortable reach, offering supermarkets, boutique stores and cultural attractions. The location is equally appealing for commuters, with convenient road and rail links providing access to Cardiff, Bristol, the Midlands and London. This combination of rural charm, everyday convenience and excellent connectivity makes Usk an especially attractive place to call home.



Guide price  
£345,000



## KEY FEATURES

- Semi Detached
- 3 Bedrooms
- Conservatory to rear
- Kitchen plus Utility Room
- Pleasant garden
- Driveway



# STEP INSIDE

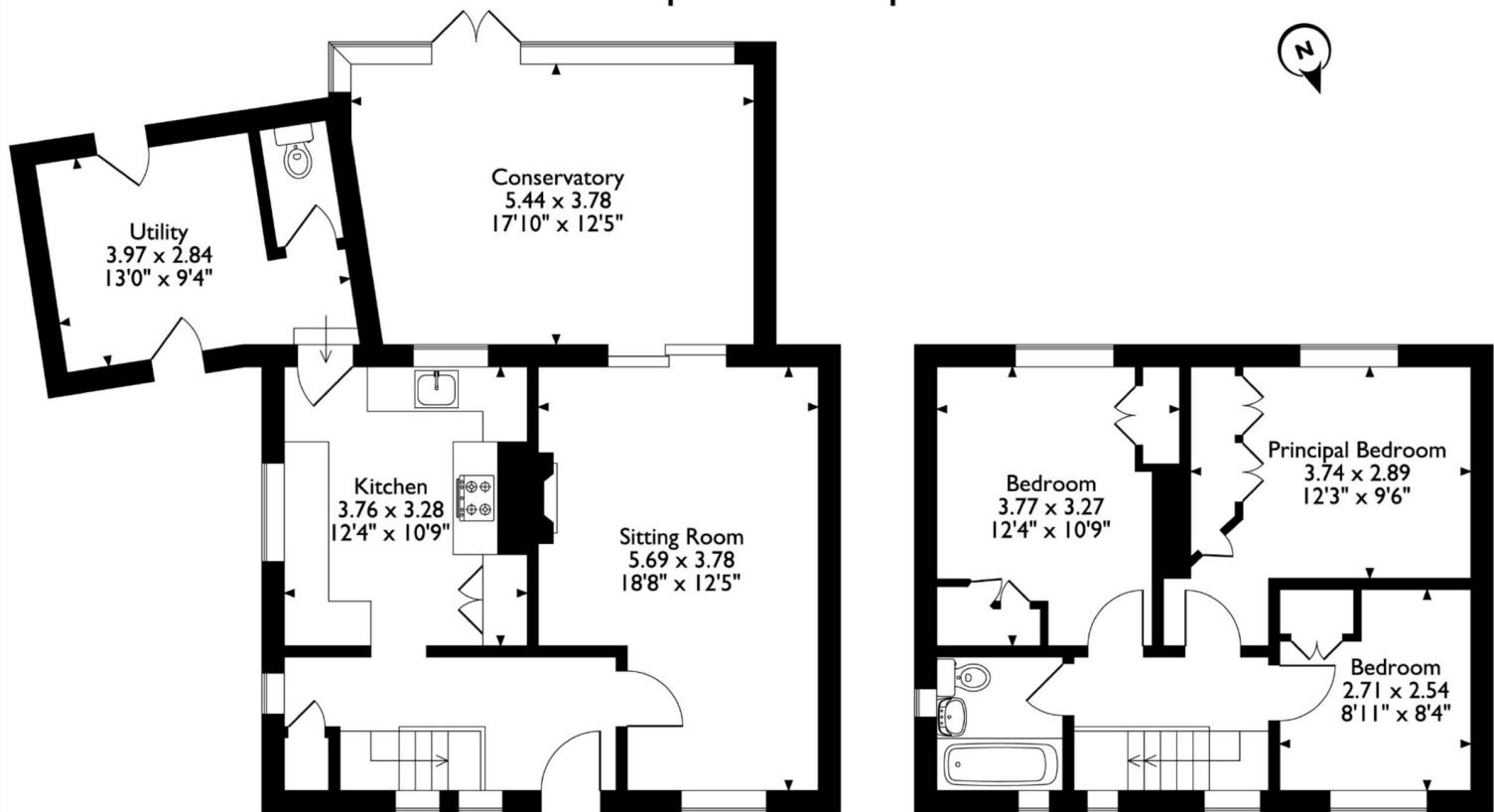


Step inside the home through the front door and you are welcomed into a bright and practical entrance hallway, setting the tone for the accommodation that follows.

The hallway benefits from a windows to the front, allowing natural light to filter in, and provides convenient access to both the kitchen and the main living space. A staircase rises neatly to the first-floor landing, creating a natural flow between levels.

To the right of the hallway, a door opens into the main lounge, a well-proportioned and inviting room designed for both everyday living and entertaining. This dual-aspect space is filled with natural light and features a recessed log burner, creating a cosy focal point for cooler evenings. From here, a door leads through to the conservatory, extending the living accommodation and offering a relaxing spot to enjoy views over the rear garden throughout the seasons. Glazed doors from the conservatory open directly onto the garden, providing a seamless connection between indoor and outdoor living.

**25, Ladyhill Close, Usk**  
**Approximate Gross Internal Area**  
**116 Sq M/1248 Sq Ft**



**Ground Floor**  
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.

The fitted kitchen is well arranged and enjoys excellent natural light from two side windows and a further rear window. It is equipped with a range of contemporary wall and base units, offering ample storage and preparation space, complemented by tiled flooring underfoot. Integrated cooking appliances include a fitted oven and hob, making the kitchen both functional and stylish.

A door from the kitchen leads into a particularly useful utility room, ideal for managing laundry and additional appliances while keeping the main kitchen clutter free. The utility room also benefits from doors to both the front and rear of the property, enhancing everyday practicality. A conveniently located downstairs WC completes the ground floor accommodation.

Rising to the first floor, the landing provides access to three bedrooms, each offering comfortable and versatile accommodation suitable for families, guests or home working. The bedrooms are served by a main family shower room, fitted with a modern white suite.

Overall, the layout offers a well-balanced blend of living and sleeping space, thoughtfully arranged to suit modern lifestyles.

# STEP OUTSIDE



Step outside and the property continues to impress with well-considered external spaces.

To the front, a generous driveway provides off-road parking for multiple vehicles, offering both convenience and practicality for households with several cars or visiting guests. From the front, there is useful side access leading through to the rear garden, making it ideal for garden maintenance, outdoor activities or storing equipment.

The rear garden is a particularly attractive feature of the home, enjoying a desirable southerly aspect that allows sunlight to be enjoyed throughout much of the day. Laid mainly to lawn, the garden offers a versatile outdoor space suitable for families, pets or keen gardeners alike. A mature tree-lined border to the rear adds a sense of privacy and a pleasant natural backdrop, enhancing the peaceful atmosphere.

Directly adjoining the house is a seating area, perfectly positioned for al fresco dining, entertaining or simply relaxing while overlooking the garden. The combination of open lawn, established planting and excellent orientation creates a bright, welcoming and easy-to-maintain outdoor space, ideal for making the most of warmer months and enjoying outdoor living.

## INFORMATION

**Postcode:** NP15 1SJ

**Tenure:** Freehold

**Tax Band:** D

**Heating:** Gas

**Drainage:** Mains

**EPC:** TBC





## DIRECTIONS

What3words: disbanded.magically.boring



25 Bridge Street, Usk, NP15 1BQ

01291 672212

[usk@archerandco.com](mailto:usk@archerandco.com)

[www.archerandco.com](http://www.archerandco.com)

**A** ARCHER  
& CO

All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.