



USK

Guide price £335,000



# 2 TY FREEMAN HOUSES

Usk, Monmouthshire NP15 1RL



3 Bedroomed semi detached home with far reaching views  
Village location with pedestrianised walkway to the front  
No onward chain

Set within the sought-after Monmouthshire village of Gwehelog and located down a pedestrian footpath off Ty-Freeman road, this charming three-bedroom semi-detached home enjoys a peaceful rural setting with a strong sense of community. The village itself offers a welcoming atmosphere, with the popular The Hall Inn just a short stroll away, perfect for relaxed dining and socialising.

Nearby Usk provides a wider range of everyday amenities, including independent shops, cafés, restaurants, a doctors surgery and well-regarded schools. The town is also known for its picturesque river walks along the River Usk and the historic Usk Castle.

Further amenities can be found in the market towns of Abergavenny and Monmouth, while excellent transport links provide easy access to Cardiff, Bristol, London and the Midlands.



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### KEY FEATURES

- Semi Detached
- 3 bedrooms
- Multi-fuel log burners in lounge and kitchen
- First floor bathroom
- Exceptional views to the rear
- No onward chain



# STEP INSIDE



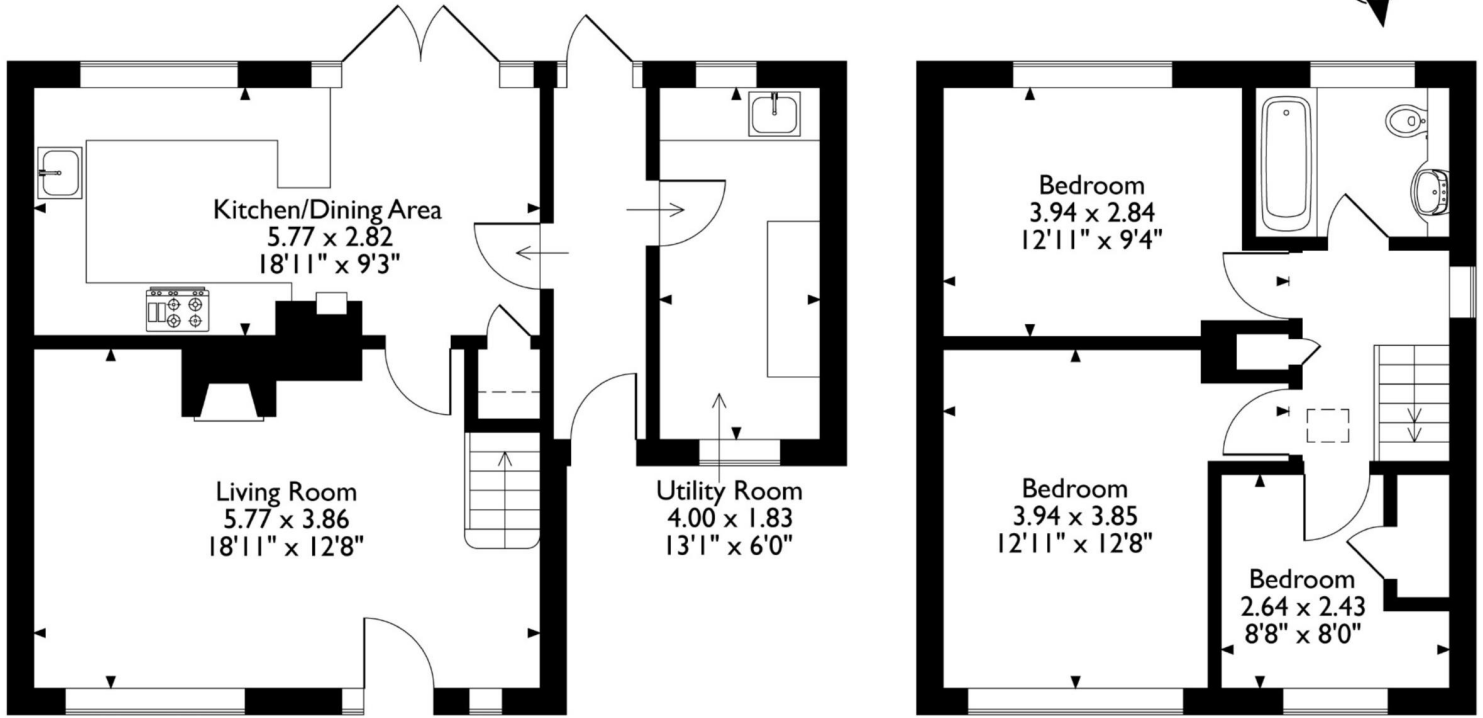
Stepping inside, the home immediately sets a warm and characterful tone, with entry gained via a bespoke timber front door handcrafted by Nigel Jacobs of Abergavenny.

This opens directly into the main living room, a welcoming and well-proportioned space centred around a charming recessed fireplace housing a multi-fuel burner, perfect for cosy evenings. A large picture window to the front elevation fills the room with natural light while offering pleasant views over the garden. Underfoot, attractive terracotta tiling adds both practicality and rustic appeal, while a staircase rises neatly to the first-floor landing.

The terracotta flooring continues seamlessly into the adjoining kitchen/dining room, creating a cohesive flow between the living spaces. Accessed via doors from the living room, this is a sociable and functional area, fitted with a range of wall and base units and complemented by a window overlooking the rear garden. Another multi-fuel burner creates a pleasant focal point in this room. There is ample space for a dining table, with the dining area clearly defined and enhanced by double doors that open directly onto the garden - ideal for indoor-outdoor living during the warmer months. A further door leads to a side passageway, providing convenient access to both the front and rear of the property.

Off this passageway, a particularly useful utility room offers additional practicality. With windows to both the front and rear, this space is naturally bright and well-ventilated, and provides appliance space including plumbing for a washing machine, along with a handy sink unit - perfect for everyday household tasks. There is a Bosch Oil Fired central heating boiler that was installed in 2021. This area also has an EPDM roof that was fitted in 2024 and comes with a 20 year guarantee.

2, Ty Freeman Houses, Usk, Monmouthshire  
 Approximate Gross Internal Area  
 91 Sq M/980 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.

### First Floor

Ascending to the first floor, the landing leads to three bedrooms.

The rear bedroom is especially noteworthy, enjoying far-reaching views across the rolling Monmouthshire countryside, creating a scenic retreat.

The remaining bedrooms offer flexibility for family living, guest accommodation, or a home office.

Completing the accommodation is the family bathroom, fitted with a classic white suite and incorporating useful built-in storage, ensuring both style and functionality.

# STEP OUTSIDE



Stepping outside, the property enjoys a wonderfully secluded and tucked-away position, approached via a pedestrian pathway leading from Ty Freeman Road, offering a sense of seclusion and safety away from passing traffic. The front garden is laid mainly to lawn, creating an attractive and low-maintenance space, with a stone chipping pathway guiding you to both the front entrance and the side passageway. An external tap providing both hot and cold water is a particularly practical addition, ideal for washing pets, muddy boots or vehicles. Parking can be found a short walk away in a lay-by on Ty Freeman Road. The current vendor actually rents a dedicated space via separate agreement with the landowner.

To the rear, the enclosed garden offers a private and relaxing outdoor retreat. Predominantly laid to lawn, it also features a timber decking area directly adjoining the house - perfect for outdoor dining or entertaining. Beyond the boundary, the garden backs onto open fields, affording superb, far-reaching views across the surrounding countryside and enhancing the property's rural charm.

#### AGENT'S NOTE

Drainage is via a sewerage treatment plan, shared between the 10 houses on Ty Freeman Road.

There is a right of way over No3 and No4 Ty Freeman Houses for No1 Ty Freeman Houses.

## INFORMATION

Postcode: NP15 1RL

Tenure: Freehold

Tax Band: D

Heating: Oil

Drainage: Private

EPC: D





## DIRECTIONS

What3words: corycat.occupiers.creeps



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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