



USK

Guide price **£400,000**



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# HAZELCROFT

38 Abergavenny Road, Usk, Monmouthshire NP15 1SB



3 bedroomed semi detached home with views to the front  
Garage to the front and generous rear garden  
Central Usk location

This attractive bay-fronted semi-detached home with three generous double bedrooms is ideally positioned in the heart of Usk, one of South East Wales' most desirable locations. Recently named the best place to live in Wales by The Times in March 2026, Usk is celebrated for its welcoming community and picturesque surroundings. The town offers a charming selection of independent shops, cafés, restaurants and traditional pubs, alongside a well-regarded school and beautiful riverside walks along the River Usk.

Surrounded by the rolling countryside of Monmouthshire, the area is perfect for outdoor enthusiasts while still providing everyday convenience. The nearby market towns of Monmouth and Abergavenny offer a wider range of leisure and shopping facilities. For commuters, excellent road and rail links provide easy access to Newport, Cardiff, Bristol and even London, making this an ideal balance of rural charm and connectivity.



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### KEY FEATURES

- Semi detached residence
- Bay fronted
- Elevated position with views
- 3 double bedrooms
- Generous rear garden
- Garage



# STEP INSIDE



Step inside and you are welcomed into a bright and inviting entrance hallway that sets the tone for the rest of the home.

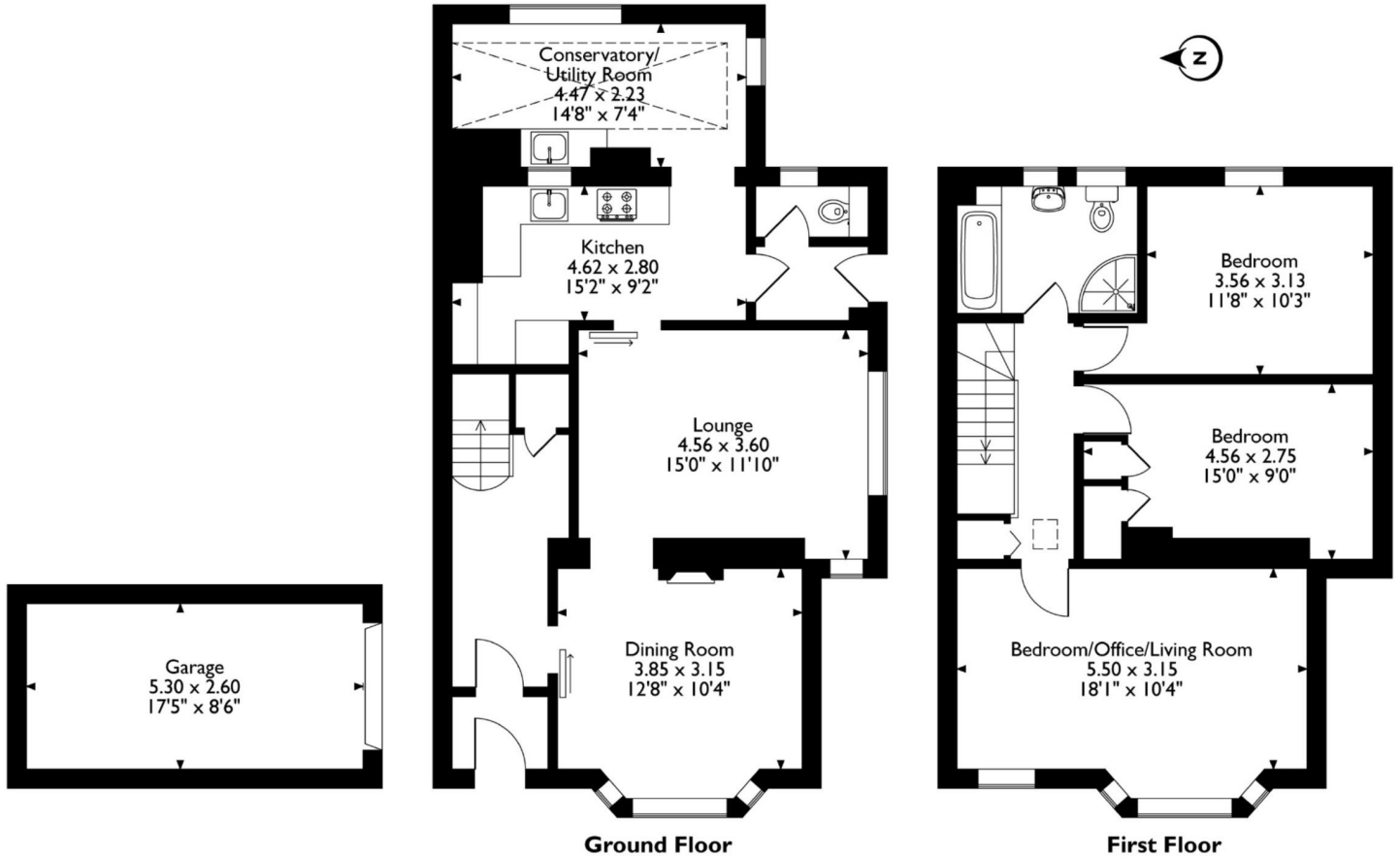
To your right, a door opens into a generously proportioned reception room, currently arranged as a dining room. This elegant space is enhanced by a bay window to the front, allowing natural light to pour in, while a wall-mounted gas fire provides a cosy focal point.

Moving through, you'll find the lounge positioned at the heart of the home, creating a comfortable and versatile living area. A side-facing window adds further light, and a charming multi-paned door connects this room to the kitchen, giving a sense of flow between the living spaces.

The kitchen is fitted with a range of white wall and base units, offering ample storage and worktop space. It features an integral oven and gas hob, along with space for additional appliances, including plumbing for a washing machine. From here, a window and door lead through to a conservatory/utility room - a practical dual-aspect space that can be adapted to suit a variety of needs, whether as a utility area, breakfast room, or additional sitting space.

The kitchen also provides access to a side door, ideal for day-to-day convenience, as well as a useful ground floor cloakroom.

Hazelcroft, 38, Abergavenny Road, Usk, Monmouthshire  
 Approximate Gross Internal Area  
 Main House = 127 Sq M/1367 Sq Ft  
 Garage = 14 Sq M/151 Sq Ft  
 Total = 141 Sq M/1518 Sq Ft



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.

Upstairs, the first floor offers three well-proportioned double bedrooms, each providing comfortable accommodation with flexibility for family living, guest space, or home working.

Overall, the interior layout is thoughtfully arranged, balancing practicality with a warm and welcoming atmosphere throughout.

The main family bathroom is fitted with a four-piece suite, offering both functionality and comfort for everyday use.

# STEP OUTSIDE



Step outside and the property continues to impress. To the front, an elevated garden enjoys far-reaching views across the surrounding area, creating a lovely first impression. Wrought iron pedestrian gates open onto steps rising from the roadside, leading up to the entrance. A single garage with an up-and-over door provides convenient parking or storage, while a side pathway offers easy access through to the rear.

The rear garden is arranged with patio directly adjoining the house with steps leading up to a well-maintained lawn bordered by a variety of mature shrubs and established trees, offering both privacy and seasonal colour. At the far end, a charming brick-built summerhouse provides a peaceful retreat, complete with PVC double glazed French doors and windows that frame elevated views back across the property and beyond - an ideal space to relax, work, or entertain.

## INFORMATION

Postcode: NP15 1SB

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: D





## DIRECTIONS

What3words: hurtles.division.meanwhile



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	76
(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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