



10 The Meadows Usk Monmouthshire NP15 1BT

A superb opportunity to acquire a three bedroom semi-detached family home in the highly desirable town of Usk.

- Semi-detached three bedroom family home • Situated in the highly desirable town of Usk •
- Within walking distance to local amenities • Detached garage and off-road parking •
- Offered with no onward chain •



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10 The Meadows

Usk, Monmouthshire NP15 1BT

10 The Meadows is a delightful three bedroom family home situated in the highly sought after town of Usk. The property is within close proximity to many of the local amenities and a short distance to the A40 offering good accessibility to the major road networks of the M4/M50/M5.

Raglan - 6.9 miles • Caerleon - 8.6 miles
Cwmbran - 11.6 miles • Monmouth - 12.7 miles
M4/Newport - 14.8 miles
Abergavenny - 16.4 miles • Cardiff - 27.3 miles
Bristol - 35.2 miles

Location & Situation

Usk offers a traditional shopping street with boutique shops, a range of hotels, restaurants, local primary school, doctors surgeries and vets. The romantic ruin of Usk Castle is located near the town centre. Cwrt Bleddyn Hotel and Spa is located on the outskirts of Usk.

The historic border town of Monmouth is just over 12 miles away and boasts excellent schools including Haberdashers independent boys and girls schools, and the recently rebuilt state of the art Monmouth Comprehensive School. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away. The Brecon Beacons National Park is located to the North of Abergavenny, Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.

10 The Meadows Residence

The property is a delightful three bedroom family home. There is scope to be able to make further improvements allowing the new owners the ability to put their own stamp on the property.



Step into the entrance hall which offers practical space for hanging coats and storing shoes.

The living room and dining room are connected via an archway creating an open plan living and dining area. A large window that overlooks the front garden lets light flood into the room. A patio door opens out into the rear garden.

The kitchen has a range of cream base and wall units and wood effect worktops. Set into the worktop is a stainless steel sink and drainer with mixer tap. The sink is located under a large window with views across the rear garden. There is space for a fridge, cooker and washing machine.

A door from the kitchen opens out to the side of the property.

Stairs from the entrance hall lead up to the first floor landing. There are three bedrooms on the first floor.



The master bedroom has a built in cupboard which houses the boiler and a window overlooking the rear garden.

Bedroom two is a double room with a view over the front garden.

Bedroom three is a single room that could be utilised as a study.

The family bathroom has a white suite comprising of a bath with shower above, close coupled w.c. and a pedestal wash hand basin.



Outside

The front garden is enclosed with a low level wall and double gates. It has a green lawn bordered by mature shrubs and bushes.

There is a concrete driveway at the front of the property providing off-road parking. At the end of the driveway is a single garage with an up and over door.

The rear garden is mainly laid to lawn and is enclosed with fencing. It is a blank canvas giving the new owners the opportunity to design and create their own garden space.

Services

10 The Meadows benefits from mains gas, mains electric, mains water and mains drainage.

Fixtures & Fittings

All fixtures and fittings in 10 The Meadows are excluded from the sale but may be available by separate negotiation.

Tenure

Freehold with vacant possession upon completion.

Local Authority

Monmouthshire County Council - Tel: 01633 644644.
The property is classified as Band D for Council Tax.

Wayleaves, Easements & Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and any public and private rights of way that exist, whether or not, they are specifically referred to these particulars.

Sale Method

The Property is offered for sale by Private Treaty.

Directions

From the A449, take the slip road signposted Usk. Proceed along the A472 and then take the second junction on the left signposted Chepstow Road. Continue on this road, until reaching a junction on your left signposted 'Black Barn Lane', upon joining this road, immediately turn left, on to The Meadows. Follow this road, and continue around the right hand bend. The property will shortly be found on your right hand side. A For Sale board will be outside the property..

Viewings

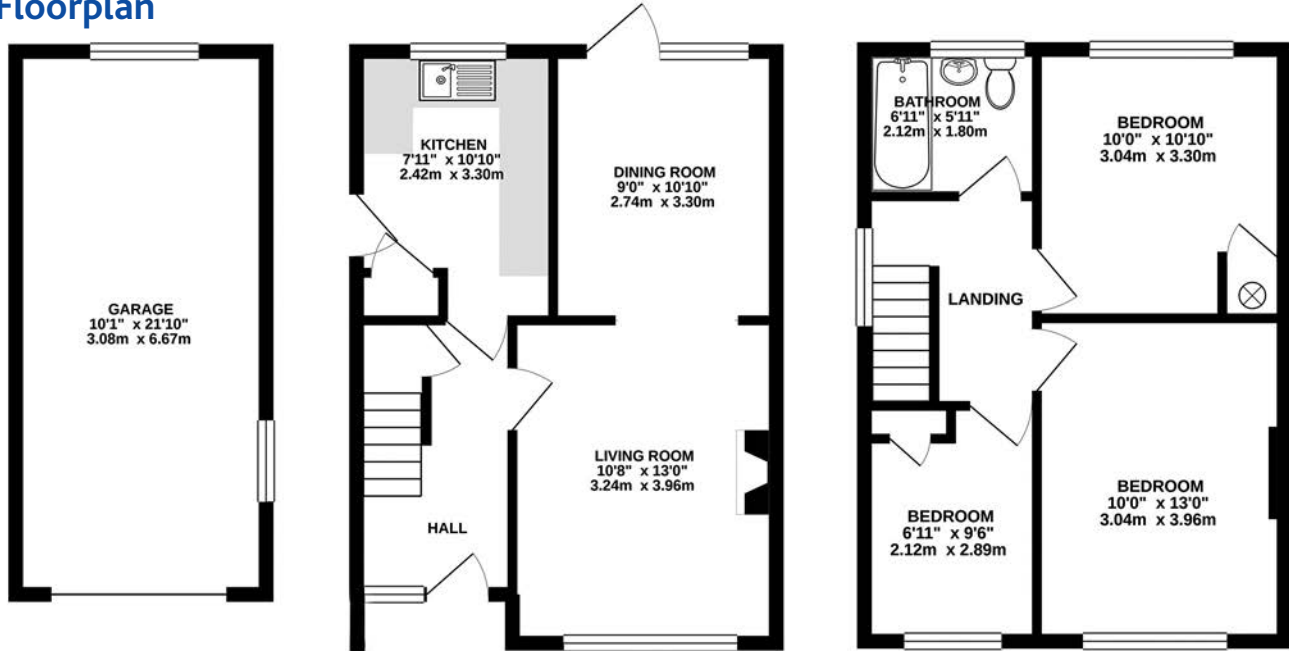
Strictly by appointment with Powells - 01600 714140.



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Floorplan



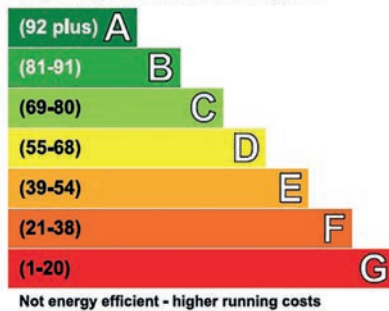
TOTAL FLOOR AREA : 1015 sq.ft. (94.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Current	Potential
56	86



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