



## 64 Maryport Street Usk, Monmouthshire NP15 1AD

A fantastic opportunity to acquire a one / two bedroom, mid-terraced house in need of some updating situated in the sought after town of Usk.

- One / two bedroom mid-terraced house • Situated in the desirable town of Usk •
- Walking distance to local amenities • Lawned garden •
- An appealing opportunity that requires some modernisation •



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# 64 Maryport Street

Usk, Monmouthshire NP15 1AD

64 Maryport Street is a one / two bedroom mid-terraced house which boasts a fantastic opportunity to refurbish a home in a highly sought after area of Usk.

## 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.

## Description

Step into the entrance porch, a practical space for hanging coats and storing shoes. The sitting room has one window overlooking the front aspect.

The kitchen is in the centre of the property and includes wood effect base and wall units, granite worktops and one and a half stainless steel sink with mixer tap. Integral appliances include, fridge freezer, dishwasher, oven and electric four ring hob. Two velux windows allow light to flood through this room.

The dining room / bedroom 2 has laminate flooring and a utility cupboard with space for a washing machine. This leads to a ground floor shower room. It has a shower cubicle and a separate cloak room with low level w.c and wash hand basin.

The conservatory, with polycarbonate roof is at the rear of the property and provides access to the rear garden.

Stairs from the kitchen lead up to the double bedroom with en-suite bathroom. It comprises of a white suite with a bath and over head shower, w.c and wash hand basin with vanity unit underneath.

## Outside

There are steps that lead from the conservatory up to a level lawn. The garden is enclosed with fence panels.

## Services

64 Maryport Street benefits from mains electricity, mains water, mains gas and mains drainage.

## Local Authority

Monmouthshire County Council. Telephone: 01633 644644. Council Tax Band: D.

## Sale Method

The property is offered for sale by private treaty.

## Wayleaves, Easements & Rights of Way

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

## Viewings

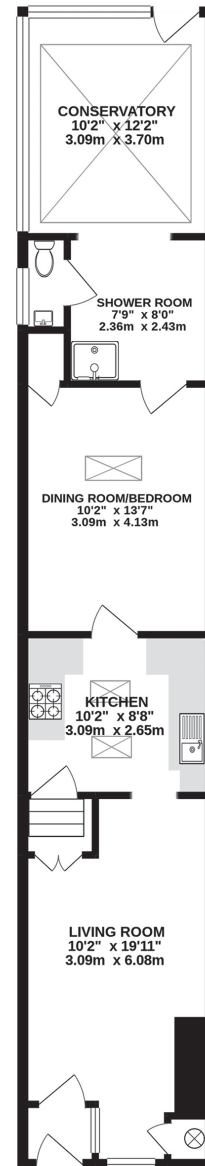
Strictly by appointment only with Powells 01600 714140.

## Directions

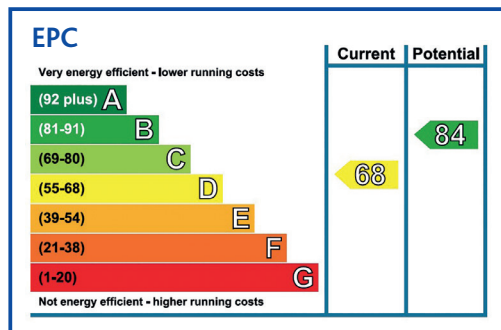
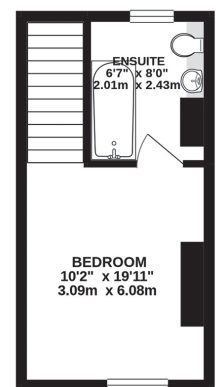
From Usk Primary School on your left, proceed along the A472, until reaching the 4th junction on your left, (staggered crossroads) and join onto Maryport Street. At the 'Give Way' junction, proceed straight on, carrying on past 'Old Market Street' turning on your right. Shortly, The New Court Hotel will be on your right, and 64 Maryport Street is two doors from The New Court Hotel.

## Floor Plan

GROUND FLOOR  
632 sq. ft. (58.7 sq. m.) approx.



1ST FLOOR  
202 sq. ft. (18.8 sq. m.) approx.



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