



2a Ladyhill Close, Usk, NP15 1SJ

Guide price £330,000



GUIDE PRICE £330,000-£340,000 Nestled in the charming area of Ladyhill Close, Usk, this delightful detached house presents an excellent opportunity for families and individuals alike. With three bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The location of Ladyhill Close is particularly appealing, providing a peaceful residential atmosphere while remaining within easy reach of local amenities and transport links. This home is a must-see for anyone seeking a blend of comfort and practicality in a desirable setting. Additionally, the property boasts parking for two vehicles, a valuable asset in today's busy world.

We highly recommend viewing this property to fully appreciate its charm and potential. Don't miss out on the chance to make this lovely house your new home.



MAIN DESCRIPTION

This newly built, well-presented detached property occupies a desirable corner plot within easy reach of Usk Church in Wales Primary School and the many amenities of Usk Town. The home benefits from a sprinkler system and excellent road links via the A449, providing convenient access to Junction 24 of the M4.

A welcoming entrance hall features stairs to the first floor and a useful storage cupboard, together with a ground floor cloakroom for added convenience. The spacious lounge/dining room provides a bright and comfortable living space, with a window to the front and French doors opening to the rear garden – perfect for entertaining or relaxing.

The modern fitted kitchen offers a stylish range of wall and base units, gas hob, electric oven, plumbing for a washing machine, space for a dishwasher and fridge/freezer, and a breakfast bar. A side window adds extra natural light.

Upstairs, landing, airing cupboard and access to loft space, there are three bedrooms, with Bedroom Two benefitting from a built-in storage cupboard. The family bathroom comprises a panelled bath with shower over, vanity wash hand basin incorporating WC, and window.

The rear garden features a private courtyard-style area with a recessed storage space, lawned section, and an attractive decking area with pergola. The garden is enclosed with gated access to the side. To the front, there is a driveway providing off-road parking.

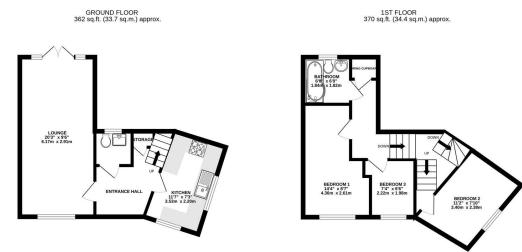
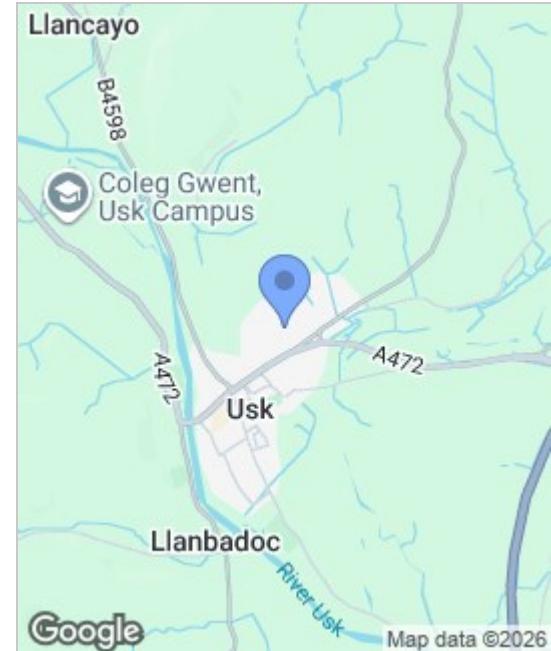
An ICW Build Warranty provides peace of mind for prospective purchasers.

This delightful, newly built home offers stylish modern living in a convenient and sought-after location – early viewing is strongly advised.

TENURE: FREEHOLD

COUNCIL TAX BAND: TBC

NB: One2One Estate Agents have been advised by the seller the details pertaining to this property. It is the buyer's responsibility to determine council tax band and tenure. We would encourage any interested parties to seek legal representation and obtain professional advice prior to purchase.



TOTAL FLOOR AREA: 732 sq ft (67.1 sq m) approx.
Whilst every effort has been made to ensure the accuracy of the floor plans, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or discrepancy between the same. The floor plans are for illustration purposes only and should not be relied upon for forming part of any contract.

| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 94 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.