



USK

Offers over £500,000



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BULA

Monmouth Road, Monmouthshire NP15 1SE



Extended detached three bedroom bungalow
Scope for further extension
Accessed off private driveway for just three

This delightful bungalow is located on a small private driveway within convenient walking distance of Usk town centre and the many amenities on offer there, including pubs, restaurants, shops as well as the well renowned White Hare gin distillery.

Set back from the main Monmouth Road the private driveway gives access to just three similar properties so retains a secluded feel.

Usk itself is a delightful location, renowned as one of the most picturesque places in Monmouthshire and home to a number of local initiatives including Usk in Bloom as well as the national favourite, The Usk Show.

In April 2020 Usk was named in The Sunday Times as the best place to live in Wales.



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KEY FEATURES

- Extended detached bungalow
- Three double bedrooms
- Two reception rooms
- Spacious accommodation
- Detached single garage
- Landscaped rear garden



STEP INSIDE



On entering the bungalow, you are greeted by an entrance porchway with slate flooring and seating area boasting pvc double glazed windows to the front and enjoying a southerly aspect, ideal as a place to sit and relax with a coffee or glass of wine and watch the birds in the garden.

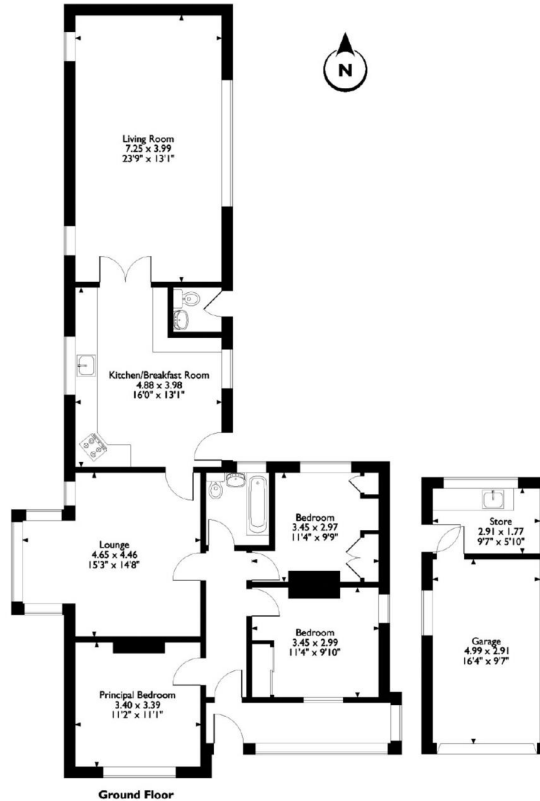
The main entrance hallway gives access via original pine doors to all three double bedrooms as well as access to the main family bathroom and first reception room.

Additional features of note include dado rail and picture rail giving a characterful feel as you enter the home.

The first reception room has a pleasant box bay window to the side and feature fireplace, ideal as a snug on colder winter days or even used as a formal dining room as there is a multi-paned door from here to the kitchen.

Being dual aspect, the kitchen/breakfast room has a light and airy feel with ample wall and base units incorporating laminated work surfaces and space for traditional kitchen appliances under the counters.

Approximate Gross Internal Area
 Main House = 114 Sq M/1227 Sq Ft
 Garage = 20 Sq M/215 Sq Ft
 Outbuilding = 2 Sq M/22 Sq Ft
 Total = 136 Sq M/1464 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.

Double doors then lead into the main reception room, an extension by the previous occupants creating the most impressive and largest room of the property with an Italian marble feature fireplace and windows overlooking the rear lawn.

The size and dimensions of this room really accentuate the possibilities for entertaining friends and family.

The three double bedrooms are of good proportion and are complimented by a main family bathroom.

There is the possibility of extending further if one desired (subject to necessary planning being obtained) to extend further and potentially create an en-suite to one of the bedrooms.

STEP OUTSIDE



Approached via a private driveway near Usk Castle that is shared by just three bungalows, the front garden is laid mainly to lawn with mature hedged borders.

Tarmacadam driveway provides off road parking for multiple vehicles and leads to the single detached garage at the side. There is wrought iron pedestrian gated access to the rear garden.

Once you enter the garden you are greeted by an enclosed, private area enjoying a paved sun patio directly adjoining the house which in turn leads to a mainly lawned garden. Stone steps lead up to a further sun terrace.

To the rear boundary there is a selection of tall trees that provide shaded areas to the garden in the warmer summer months.

The borders of the garden are well stocked with mature shrub and hedges.

INFORMATION

Postcode: NP15 1SE

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Mains

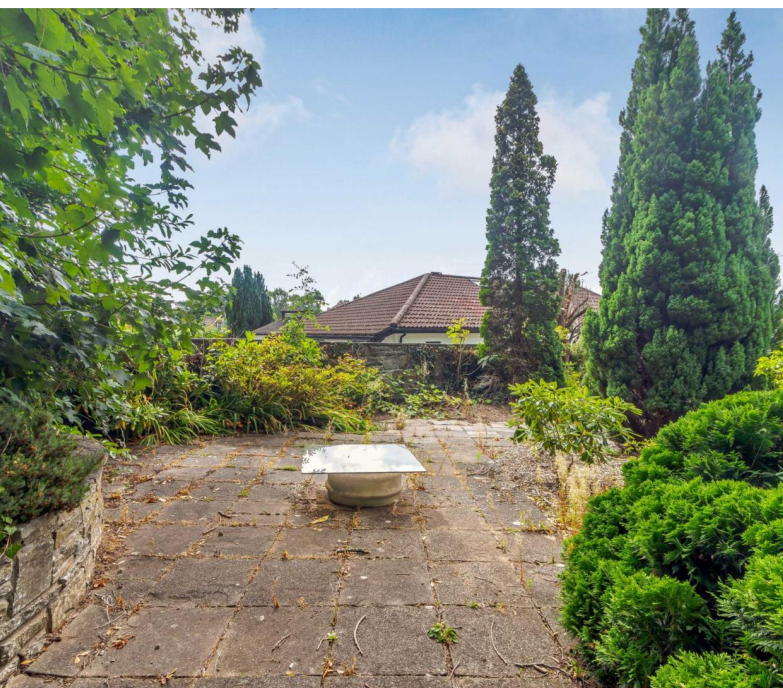
EPC: D






DIRECTIONS

On leaving the Usk office on Bridge Street, turn right and head towards Usk Castle. Immediately after the turning for Usk Castle car park on the left there is a private driveway that leads up to 3 bungalows. Bula is the middle bungalow.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			79
(55-68) D		62	
(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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