



31 FOUR ASH STREET

USK | MONMOUTHSHIRE | NP15 1BN

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WELCOME TO 31 FOUR ASH STREET

A charming semi-detached cottage offering spacious, characterful accommodation throughout, featuring exposed beams, a feature fireplace and generous room proportions. The property presents an excellent opportunity for new owners to put their own stamp on and create a beautiful family home, complemented by a spacious rear garden and set in a sought after location.

KEY FEATURES

- Pretty, character Grade II listed cottage with original features
- Four generous bedrooms, principal with en-suite shower room
- Spacious reception rooms
- Potential for updating
- Extensive private rear patio and garden



THE PROPERTY

Enter through the front porch into a spacious sitting room featuring windows to the front, wooden beams and a feature fireplace affording the room much character. An archway leads through to the generous kitchen/dining room with ample space for a large table and chairs. This light filled area enjoys windows to both sides along with a door that opens directly onto the rear patio. A side door leads to a useful utility room with an external door, alongside a modern, ground floor shower room and WC.









FIRST FLOOR

Stairs rise from the sitting room to the first floor landing giving access to four well proportioned bedrooms and the family bathroom with a separate shower. All of the bedrooms are generous in size, feature wooden flooring, and several retain original beams that enhance the cottage's charm. The principal bedroom boasts an en-suite shower room and built in wardrobe.

The cottage presents a rare opportunity to create a home that blends the character and features of the original property with contemporary comfort and style in a sought after location.

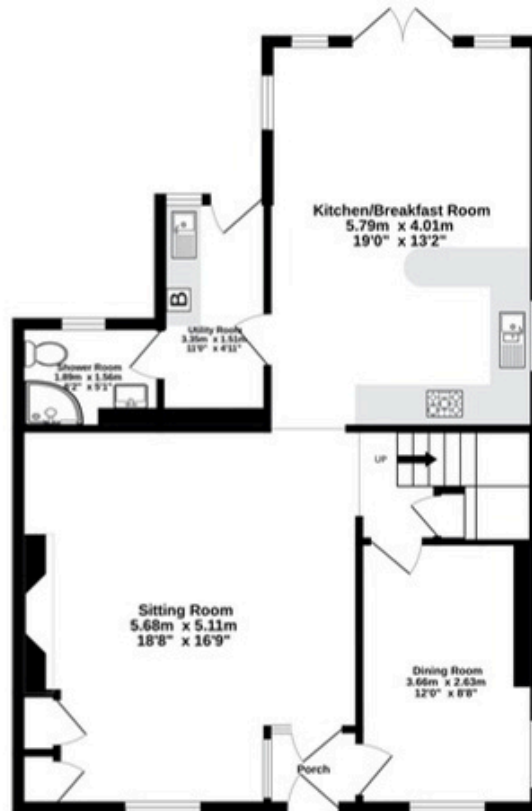




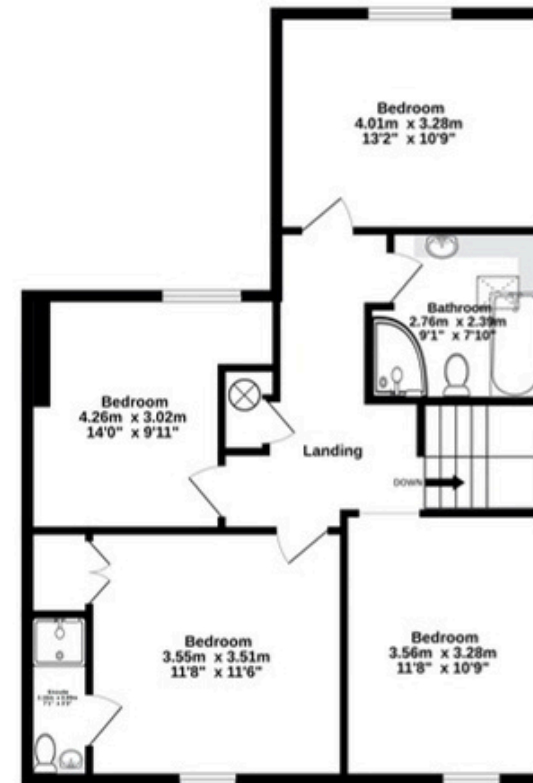




Ground Floor
73.9 sq.m. (796 sq.ft.) approx.



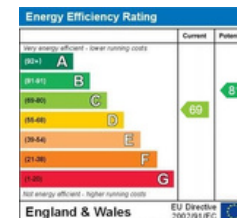
1st Floor
72.6 sq.m. (781 sq.ft.) approx.



31 Four Ash Street, Usk, NP15 1BN

TOTAL FLOOR AREA: 146.5 sq.m. (1577 sq.ft.) 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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OUTSIDE

To the rear, and accessed from both the kitchen/dining room and the utility is the spacious stone paved patio, the perfect space for sitting out or to dine alfresco. Steps lead up to a further patio and a garden shed. Beyond is a spacious lawn area, which is bordered by mature hedgerow and shrubs, creating a wonderfully private garden.





LOCAL AREA

The location is convenient to the Primary School and also all the facilities of Usk which is a historic former market town famed for consistently winning civic awards for its floral decorations. The town is geographically well situated in the centre of the County with the road networks placing the larger Town of Cwmbran and the Cities of Newport, Cardiff and Bristol within commuting distance. Convenient access to the major road networks can be found on the edge of the village with the A40 a few miles away. The A40 links to the A449/A465 and in turn, to the M4/M5/M50 motorway networks. The larger, historic town of Abergavenny is 9 miles and Monmouth is 12 miles away.

DIRECTIONS

From Abergavenny, take the A40 eastbound towards Raglan. At the Raglan Roundabout, take the third exit onto the A449 heading towards Newport/Usk. Take the next exit for the A472, following signs for Usk. At the roundabout, take the second exit onto Monmouth Road/A472 and continue across the river bridge into Usk town centre. Turn right onto Bridge Street (A472), then take a left turn onto Twyn Square. Turn left onto Four Ash Street; Number 31 will be situated on your left-hand side.

What 3 Words - [///truckload.relaxing.erupts](https://www.what3words.com/#!/truckload.relaxing.erupts)



INFORMATION

Guide Price: £475,000

Local Authority: Monmouthshire County Council.

Council Tax Band: F. Please note that the Council Tax banding was correct as at date property listed. All buyers should make their own enquiries.

EPC Rating: C. To view the full EPC please visit www.gov.uk

Tenure: Freehold.

Services: The property is connected to mains electricity, gas, water and drainage.

Broadband: Superfast broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach.

Mobile: EE and Three are good outdoors and variable indoors. Please make your own enquiries via Ofcom.

Title: The house is registered under Title Number CYM162168 – a copy of which is available from Parrys.

Agent's Notes: Please note that the property is Grade II listed. A copy of the listing entry is available from Parrys. Please note all information will need to be verified by the buyers' solicitor and is given in good faith from information both obtained from HMRC Land Registry and provided by our sellers.



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