



2, TY FREEMAN ROAD
Gwehelog, Usk, NP15 1RL

 **DAVID JAMES**

2, TY FREEMAN ROAD

Gwehelog, Usk, NP15 1RL

- A Spacious Semi-Detached Property
- In a Sought-After Village Location
- Enjoying Far-reaching Views Across the Usk Valley
- Modern Kitchen / Dining Room
- Three Bedrooms
- Decked Area to the Rear with Superb Countryside Views
- Within Easy Access of Major Road Networks

Guide Price

£299,950

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DESCRIPTION

With rear facing countryside views, characterful rustic features throughout and a pleasant cottage style garden, this spacious, semi-detached home offers an open plan ground floor with a combined kitchen / dining space and useful utility room. There are three spacious bedrooms. Situated just 3 miles North of the town of Usk and equidistant to Raglan.

SITUATION

The property is located in a small cluster of similar homes two miles from the sought-after town of Usk and just over three miles from the popular village of Raglan. A rural, peaceful setting yet only 10 minutes' drive to the A449 with exceptional motorway links to Bristol and Cardiff via the Coldra Roundabout at Newport just 15-minute drive away.

ACCOMMODATION

Enter the property through a partially glazed wooden door into the light open plan SITTING ROOM with quarry tiled flooring and staircase which leads to the first floor. The room benefits from a wood burner and large double-glazed window to the front with a pleasant outlook to the front. Oak and glass doorway leads into the open plan KITCHEN / DINING ROOM which overlooks the garden and the far-reaching view countryside view beyond. Double doors lead out to a wooden decked area suitable for alfresco dining. The kitchen is fitted with quality shaker style wooden fitted wall and floor units, a porcelain sink, Rangemaster cooker with double oven and five ring hob with extractor fan over, space for a dishwasher and a second small wood burner with a tiled hearth. There is a large space for a dining kitchen table and useful understairs storage cupboard. A doorway leads into the PASSAGEWAY allowing access to the front and rear gardens. A door opens to the UTILITY ROOM which houses the oil-fired boiler, fitted storage units, stainless steel sink and plumbing for a washing machine and tumble dryer. There are windows to the front and rear.

FIRST FLOOR

The FIRST FLOOR has an airing cupboard, a window to the side and access hatch to the loft space. The MASTER BEDROOM is a large double room with a window to the front and downlighters to the ceiling. BEDROOM TWO is another large room with a window to the rear enjoying views across the countryside. BEDROOM THREE / STUDY has a window to the front. The FAMILY BATHROOM has a modern suite

comprising bath with tiled surround and electric shower over, fitted vanity unit with wash hand basin and low flush lavatory.

OUTSIDE

The front garden is laid to lawn with gravel pathway. The rear garden has a large, decked area ideal for entertaining, offering wonderful views across the Usk Valley. The garden also has a shed and shrubs to the borders.



GENERAL

EPC Band D

Oil Central Heating

Mains Water

Mains Electricity

LOCAL AUTHORITY

Monmouthshire County Council

VIEWING

Strictly by appointment with the Agents:

David James, Monmouth Tel 01600 712916

GUIDE PRICE

£299,950

PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.







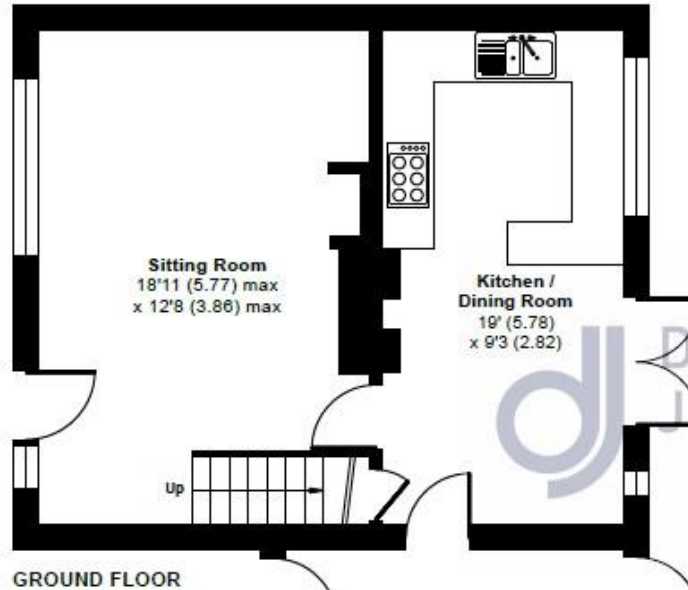
Ty Freeman Houses, Gwehelog, Usk, NP15

Approximate Area = 985 sq ft / 91.5 sq m

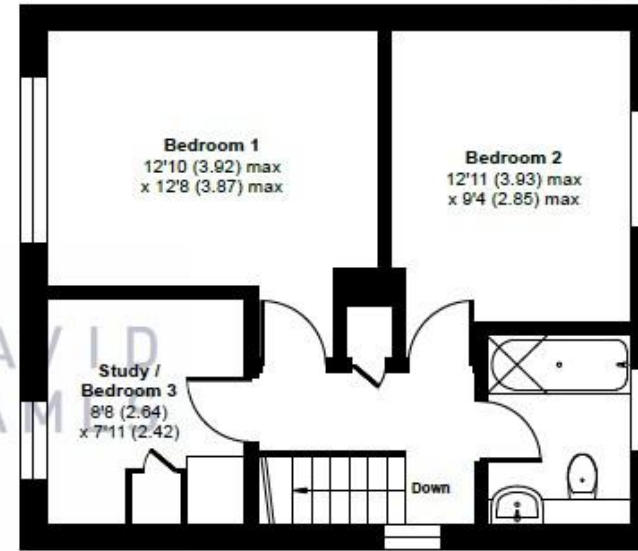
Outbuilding = 90 sq ft / 8.4 sq m

Total = 1075 sq ft / 99.9 sq m

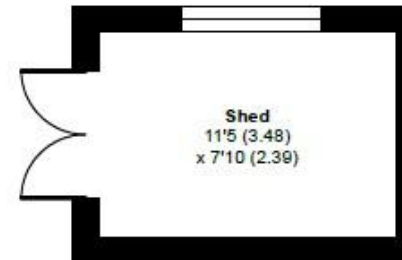
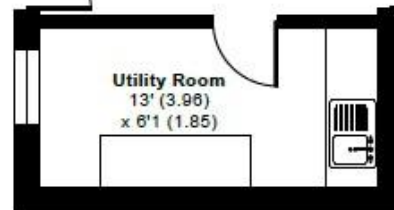
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GROUND FLOOR



FIRST FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nithecom 2025. Produced for David James. REF: 1483797