



1 Sunnyvale

Raglan, Usk

Monmouthshire NP15 2EF

A superb opportunity to acquire a three bedroom, semi-detached family home in need of renovation & modernisation in the sought after village of Raglan.

- Semi-detached three bedroom family home • In need of renovation and modernisation •
- Within walking distance to local amenities • Garage and off-road parking •
- Offered with no onward chain •



www.powellsrural.co.uk



1 Sunnyvale

Raglan, Usk, Monmouthshire

1 Sunnyvale is a three bedroom family home requiring renovation and refurbishment. It is situated in the highly sought after village of Raglan within walking distance to many of the local amenities and a short distance to the A40 offering good accessibility to the major road networks of the M4 / M50 / M5.

Monmouth - 8 miles

Abergavenny - 11 miles

M4 / Newport - 20 miles

Cardiff - 32 miles

Bristol - 40 miles

Location & Situation

1 Sunnyvale enjoys a desirable position within the village of Raglan, not far from the prestigious Welsh Border towns of Monmouth & Abergavenny. Raglan offers a number of local amenities, including Village Shop, Doctors Surgery, Pharmacy, Post Office, Public Houses and the highly regarded Beaufort Hotel & Brasserie. Raglan also benefits from a new Primary School. Further comprehensive shopping and leisure amenities are situated at Monmouth and Abergavenny, with more extensive facilities at Newport, Bristol and Cardiff, all within 45 minutes drive. Excellent road connections exist at Raglan, with the nearby A40 / A449 providing access to the M4 / M50 and M5. A bus stop upon the Monmouth / Abergavenny bus route is situated just a short walk from the property.

The historic border town of Monmouth is just 8 miles away and boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, and the recently rebuilt state of the art Monmouth Comprehensive School. Monmouth also offers an upmarket traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities. An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away.



1 Sunnyvale Residence

1 Sunnyvale is a three bedroom family home. There is scope to be able to make improvements allowing the new owners to add their own design and flair over time. Step in to the entrance porch leading to the hall. A practical space for storing shoes and hanging coats.

The sitting room is a bright and airy room that has a large window overlooking the front garden. This room leads to a dining room with patio doors to the rear garden.

The kitchen comprises of wall and base units, with space for a fridge, washing machine and dishwasher. Set in to the work top is a stainless steel sink with mixer tap situated underneath a window overlooking the rear garden. There is also a useful pantry in the kitchen. An external door leads to the side of the property and rear garden.

Stairs from the entrance hall lead up to the first floor landing. There are three bedrooms on the first floor.



The principal bedroom has fitted wardrobes and a window overlooking the front garden.

Bedroom 2 is a double room with a view over the rear garden. Bedroom 3 is a single room that could be utilised as a study.

The family bathroom comprises of a white suite to include a bath and pedestal wash hand basin. There is a separate room for the w.c.



Outside

The front garden is enclosed with a low level lawn and double gates. It is bordered by mature hedging.

There is a concrete driveway at the front of the property providing off-road parking.

The rear garden is mainly laid to lawn and is enclosed with mature shrubs and hedging. It is a blank canvas giving the new owners the opportunity to design and create their own garden space. There is a shed and garage situated at the end of the garden. Both can be accessed via a door from the garden.

Services

1 Sunnyvale benefits from mains gas, mains water, mains electric and mains drainage.

Fixtures & Fittings

All fixtures and fittings in 1 Sunnyvale are excluded from the sale but may be available by separate negotiation.

Tenure

Freehold with vacant possession upon completion.



Local Authority

Monmouthshire County Council – Tel 01633 644644
The property is classified as Band D for Council Tax.

Wayleaves, Easements & Rights of Way

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

Sale Method

The property is offered for sale by Private Treaty.

Directions

At Raglan roundabout, take the exit signposted Raglan. Continue along the 30 mph zone until reaching the first junction on your right, called Usk Road. Proceed along this road, passing 'Wilcae Terrace' houses on your right and you will see the property on your right with a Powells For Sale board. If you reach Ross Farm Machinery you have gone too far.

Viewings

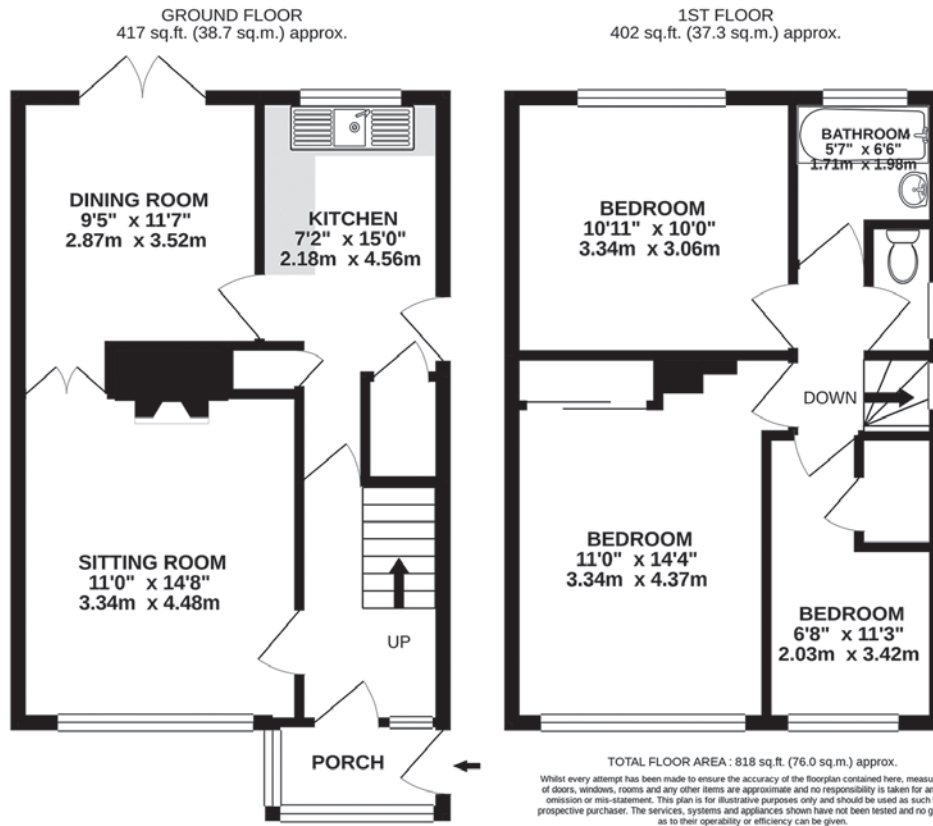
Strictly by appointment with Powells – 01600 714140



1 Sunnyvale

Raglan, Usk, Monmouthshire

Floorplan



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



POWELLS
 CHARTERED SURVEYORS • LAND & ESTATE AGENTS

Singleton Court Business Park, Monmouth, NP25 5JA

Telephone: 01600 714140 • Email: enquiries@powellsrural.co.uk • www.powellsrural.co.uk

Important Notice

Powells, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of agents or vendor(s). Powells assume no responsibility for any statement made about the property, its condition or value either in these particulars or by word of mouth or in other writing communication. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements and distances are approximate only. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Powells have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection and their own enquiries that all information is correct. The VAT position relating to the property may change without notice. Particulars prepared June 2021.