



# 12 Sunnyvale

## Raglan, Usk

### Monmouthshire NP15 2EF

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

- Semi-detached three bedroom family home • Situated in the desirable village of Raglan •
- Within walking distance to local amenities • Garage and off-road parking •
- Offered with no onward chain •



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Raglan, Usk, Monmouthshire NP15 2EF

A delightful three bedroom family home situated in the highly sought-after village of Raglan. The property is within close proximity to many of the local amenities including the local primary school, shops and public houses 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

The property 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 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.

## 12 Sunnyvale Residence

12 Sunnyvale is a delightful three bedroom family home. There is scope to be able to make improvements allowing the new owners to put their own stamp on the property. Step into the entrance, a useful space for hanging coats. A door leads into the sitting room, which has a large window overlooking the front aspect.

A door leads into the kitchen diner which is perfect for entertaining guests. The kitchen has attractive cream base and wall units with laminate worktops and a breakfast bar. There is space for a dishwasher and further white goods. An external door leads out to the side of the property. Sliding patio doors lead out to the 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 with electric shower above and wash hand basin with vanity unit. There is a separate room for the w.c.



## Outside

The front of the property has a driveway providing ample off-road parking. There are gates to a single garage and rear garden.

The enclosed rear garden has a patio for al-fresco dining and a level lawn enclosed with fencing.

## Services

The property benefits from mains gas, mains electric, mains water and mains drainage.

## Fixtures and fittings

All fixtures and fittings in 12 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 20 mph zone until reaching the first junction on your right, called Usk Road. Proceed along this road, passing 'Wilcae Terrace' houses on your left and then turn left immediately into Sunnyvale. There will be a Powells For Sale board. The property is on the right.

## Viewings

Strictly by appointment with Powells – 01600 714140.



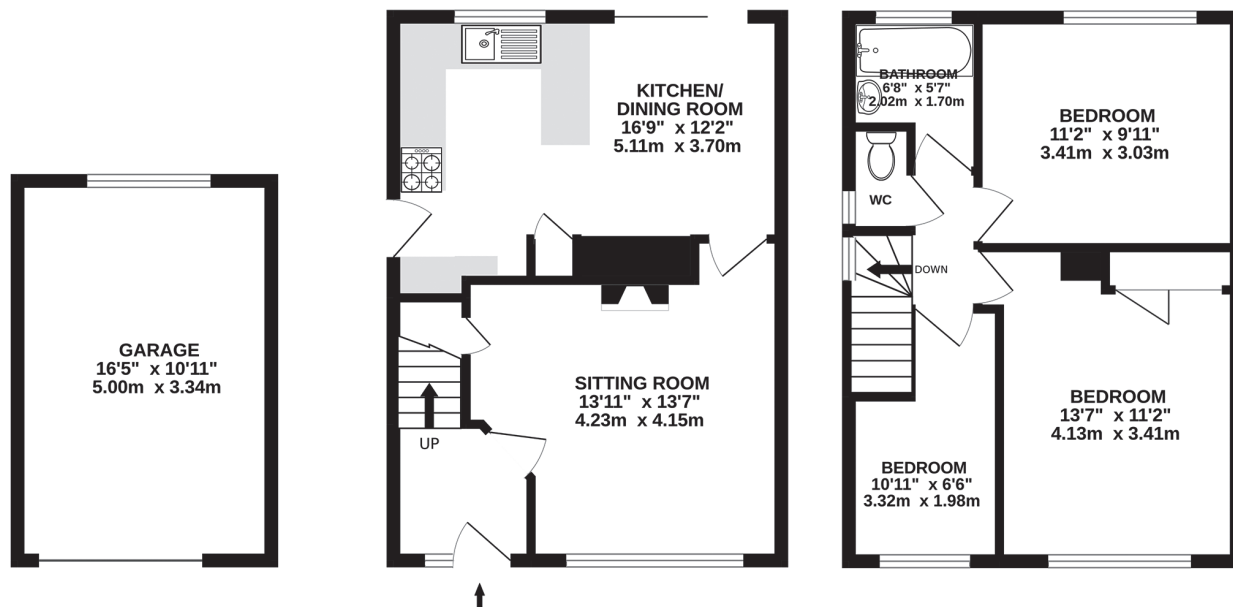
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## Floorplan

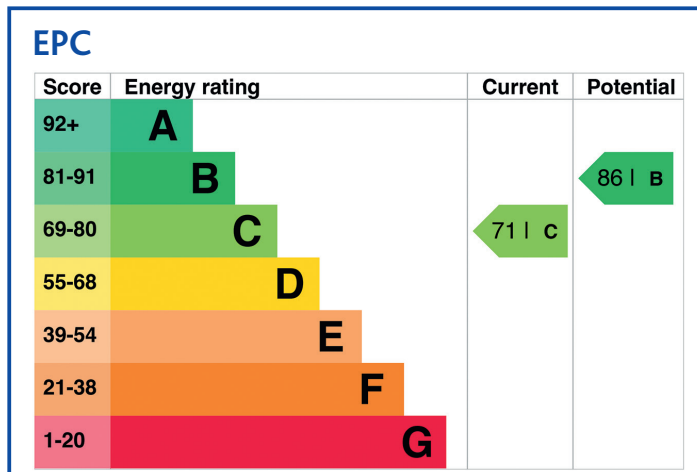
GROUND FLOOR  
562 sq.ft. (52.2 sq.m.) approx.

1ST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 954 sq.ft. (88.6 sq.m.) 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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