



14 The Willows

Raglan, Usk

Monmouthshire NP15 2HB

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

- Semi-detached three bedroom family home • Situated in the desirable village of Raglan •
- A modern kitchen / dining and family room • Pretty lawned rear gardens •
- Cul-de-sac location with off-road parking •



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A delightful three bedroom property having been sympathetically extended by the current owners creating a much loved family home. Situated in the highly sought after village of Raglan the property is within close proximity to many of the local amenities.

Usk 5.4 miles • Monmouth - 8.2 miles

Abergavenny - 9.8 miles • M4/Newport - 22.8 miles

Cardiff - 32 miles • Bristol - 30.5 miles

Location & Situation

The property enjoys a desirable position within the village of Raglan, between the prestigious Welsh Border towns of Monmouth and 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 and Children's Day Nursery.

Further 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 & 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 over 8.2 miles away and boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, and recently rebuilt state of the art Monmouth Comprehensive School. Monmouth also offers an up-market 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. The Brecon Beacons National Park is located to the North of Abergavenny, Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.



The Residence

A delightful three bedroom residence having been a well-loved home for many years.

Step into the entrance hall that has a useful cupboard offering space for hangings coats and storing.

The family bathroom, located on the ground floor has recently been modernised by the current owners. It comprises of a white suite with bath and hand held shower over, w.c. and wash hand basin.

The sitting room is a spacious room with a large window overlooking the front aspect. A wood burning stove stands proudly within the fireplace.

The kitchen / dining / family area certainly has the wow factor. The current owners have created a large space, ideal for entertaining. The dining room offers space for a large dining table and also has useful built-in storage cupboards.



The kitchen has a range of attractive gloss cream base and wall units with wood effect worktops. Set into the worktop is a stainless steel double sink with mixer tap. Integral appliances include a dishwasher, fridge, cooker & hob. The boiler is also located in this room. An attractive 'Skypod' has been fitted above the kitchen space, which allows light to flood into this room.

There is a partition between the kitchen and family room with a Mandarin Stone worktop. The current owners use this as a snug as it has space for a t.v and comfortable chairs.

Stairs from the entrance hall lead up to three bedrooms on the first floor. The master bedroom has a large window which overlooks the rear garden and also has an en-suite cloakroom with a w.c and wash hand basin.

Bedroom two is a double room and has a view over the front aspect. A storage cupboard is found in this bedroom.

Bedroom three is a versatile room as could be used as an office or dressing room.



Outside

There is part block paved and part tarmacadam driveway providing ample off-road parking at the front and side of the property.

At the end of the driveway is a single garage with an up and over door. The garage is currently used for storage and there is space for white goods appliances.

A pedestrian gate next to the garage opens into the rear garden.

The rear garden is well manicured and mainly laid to lawn. A large patio and a raised entertaining area provide two areas for al-fresco dining during the summer months. Stepping stones lead across the lawn to a wooden gazebo providing a further seating area within the garden.

The garden is enclosed by fencing and mature trees outside of the boundary offer a degree of privacy.



Services

14 The Willows benefits from mains gas, mains electric, mains water and mains drainage.

Fixtures & Fittings

All fixtures and fittings in 14 The Willows are excluded from the sale but may be available by separate negotiation.

Tenure

Freehold with vacant possession upon completion.

Local Authority

Monmouthshire County Council - Telephone: 01633 644644. The property is classified as Band E 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

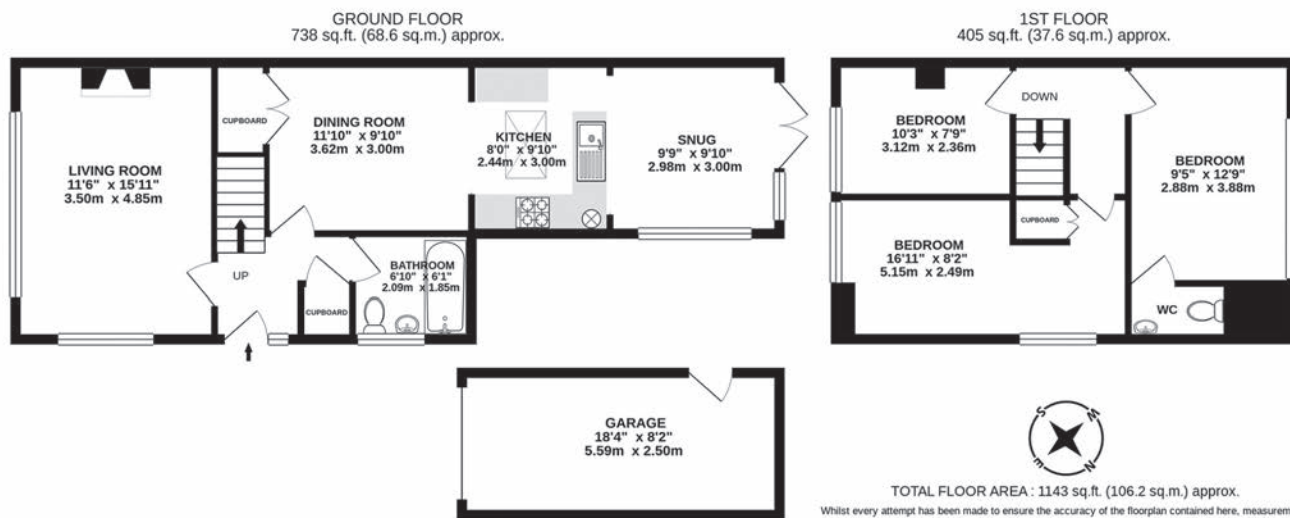
The Property is offered for sale by Private Treaty.



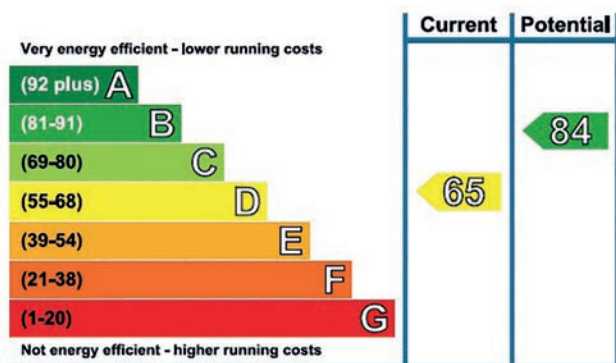
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Floorplan



EPC



Directions

At Raglan roundabout, take the exit signposted Raglan. Continue along the 30 mph zone until reaching the first turning on your right. Proceed along this road, until reaching the left hand turning for 'Caestory Crescent'. Take this turning, continue along this road, round the sharp bend to your left, and then the sharp bend to your right. The entrance to The Willows will be found on your right.

Viewings

Strictly by appointment with Powells – 01600 714140.



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