



18 Caestory Crescent

Raglan, Usk
Monmouthshire NP15 2EG

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 •
- Pretty lawned front gardens • Pleasant views to the rear aspect onto Raglan Park •
- Off road parking •



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18 Caestory Crescent is 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. The property benefits from a lawned front garden and a low maintenance rear garden.

- Usk 5.2 miles • Monmouth 8.3 miles
- Abergavenny 9.7 miles • M4 / Newport 20 miles
- Cardiff 32 miles • Bristol 40 miles
- London 147.3 miles •

Location & Situation

18 Caestory Crescent 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, Pharmacy, Post Office, Public Houses and the highly regarded Beaufort Hotel & Brasserie. Raglan also benefits from a new Primary School and Raglan Farm Park.

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 & 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 being just over 4 miles away, 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.



18 Caestory Crescent Residence

18 Caestory Crescent is a delightful three bedroom residence.

From the front doorstep into the entrance hall that houses the stairs to the first floor. The entrance hall offers a practical space for hanging coats and storing shoes.

The front to back sitting room / dining room is a spacious room with a large window overlooking the front garden and french doors leading out on to the rear patio. A decorative gas fire with modern surround makes a wonderful focal point in the room.

The kitchen has attractive white gloss base and wall units with wood effect worktops. Set into the worktop is a stainless steel one and half sink with draining board situated in front of a window with views out onto the rear garden. There is an integral fridge / freezer, an induction hob, oven and microwave. There is space for a washing machine and dishwasher.

There are three bedrooms on the first floor. The principal bedroom houses the airing cupboard and has a window overlooking the front gardens.



Bedroom two has a view over the rear garden and Raglan park. Bedroom three is a versatile space that could be used as an office instead of a bedroom.

The family bathroom comprises of a shower cubicle with glass sliding doors, close coupled w.c. and pedestal wash hand basin.

Outside

There is a tarmac driveway at the front of the property providing ample off-road parking. A path leads to the property.

The front garden is mostly laid to lawn and enclosed with attractive picket fencing. The rear garden is low maintenance and is perfect for al-fresco dining during the warmer evenings. There is also a shed with electric.

Services

18 Caestory Crescent benefits from mains gas, mains electric and mains drainage.



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

A Raglan roundabout, take the exit signposted Raglan. Continue along the 30mph zone until reaching the first junction of your right. Take this and continue until reaching the first turning on your left. 18 Caestory Crescent will shortly be found on your right hand side.

Viewings

Strictly by appointment with Powells – 01600 714140.



Fixtures & Fittings

All fixtures and fittings in 18 Caestory Crescent are excluded from the sale but may be available by separate negotiation.

Tenure

Freehold with vacant possession upon completion.

Local Authority

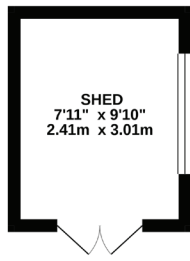
Monmouthshire County Council - Telephone: 01633 644644. The property is classified as Band D for Council Tax.



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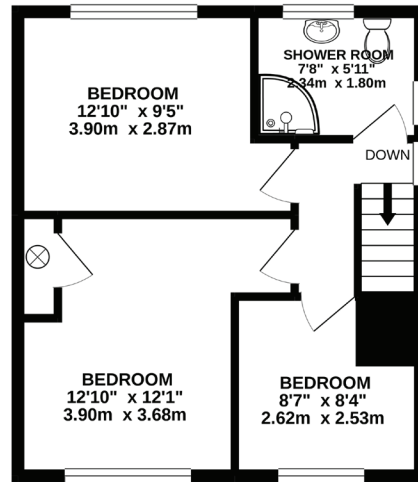
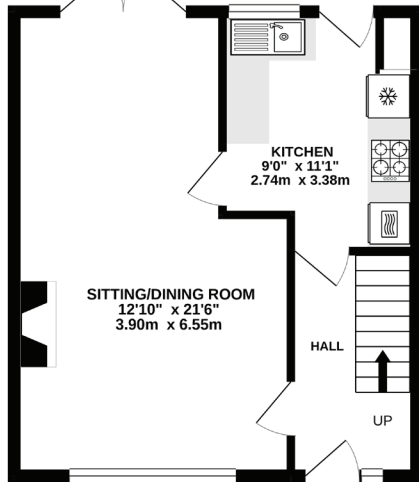
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Floor Plan



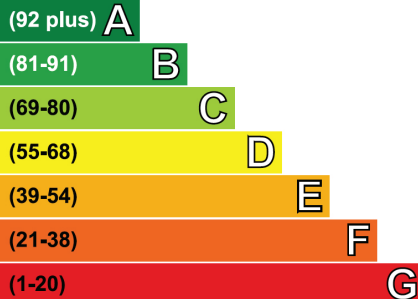
TOTAL FLOOR AREA: 862 sq.ft. (80.1 sq.m.) approx.

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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EPC

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
69	83



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