



2 Cae Capel Great Oak, Raglan Monmouthshire NP15 2AQ

A fantastic opportunity to acquire a semi-detached two bedroom cottage in need of modernisation in a highly desirable village location

- Semi-detached two bedroom cottage •
- Situated in the desirable hamlet of Great Oak •
- Opportunity for modernisation & refurbishment •
 - Corner plot with pretty lawned gardens •
 - Cul de sac location with off road parking •



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2 Cae Capel

Great Oak, Raglan, Monmouthshire NP15 2AQ

2 Cae Capel is a delightful two bedroom semi-detached village property located within the highly sought-after hamlet of Great Oak.

The property requires modernisation making it a highly desirable project for potential purchasers. There is potential for a rear extension to the property subject to any necessary planning consents.

Raglan 2.7 miles

Abergavenny 9 miles

Monmouth 10 miles

Cardiff 34.6 miles

Bristol 42.5 miles

Location & Situation

2 Cae Capel enjoys a desirable position within the village of Great Oak. The property is within walking distance of a local bus stop which is located on the adjacent side of the cul de sac.

The village of Raglan is located just over 2 miles away and the village offers a number of local amenities, including a Village Shop, Pharmacy, Post Office, Public Houses and the highly regarded Beaufort Hotel & Brasserie. Raglan also benefits from a new Primary School.

There are good connections to the main road network with the historic border town of Monmouth being just over 10 miles away. The town boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, Trellech Primary School 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.

2 Cae Capel Residence

2 Cae Capel has been a well-loved family home for many years. Step up to the front door of 2 Cae Capel between well stocked flower borders and into the main entrance.

The sitting room has dual aspect windows overlooking the front and rear gardens. A decorative stone fireplace is an attractive focal point in the sitting room.

The dining room has an original feature fireplace being both practical and providing a focal point in the room. A window overlooks the front of the property.

The kitchen has a range of white base and wall units. There is a stainless-steel sink and drainer with mixer tap, space for a cooker and further white goods. From the kitchen a door opens into a lean to extension at the rear of the property. There is plumbing for a washing machine, a door to a coal store and storage facility and two doors to the rear garden.

The bathroom is located on the ground floor. It has a white suite comprising of a bath with shower attachments, close-coupled w.c and pedestal wash hand basin.

Stairs from the entrance lead up to the first floor landing. There is an airing cupboard at the top of the stairs. Doors lead to the two bedrooms. The master bedroom has an ensuite w.c and wash hand basin, storage cupboard and extra storage incorporated in the eaves. Bedroom two has a view over the front gardens.

Outside

The front of the property is mostly laid to lawn with a garden path leading to the front door, between pretty rose bushes.

To the rear is an enclosed patio area with flower borders. A garden gate leads to a further lawned area at the side of the property and is enclosed by mature hedging.

The property benefits from a gated rear entrance with off-road parking, and a timber constructed and sheeted car port.





Services

2 Cae Capel benefits from electric storage heaters, mains water and private drainage.

Fixtures & Fittings

All fixtures and fittings in 2 Cae Capel 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.

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. The Vendor and Selling Agents reserve the right to sell the property by Informal Tender, or Auction, at a later stage to conclude the sale process.

Directions

From Raglan take the exit on the roundabout signposted Clytha. Continue along this road for approximately 2 miles, until reaching the crossroads. Take the right hand turning signposted 'Bryngwyn' and follow this road over the A40 bridge. Take the first left turning to 'Great Oak'. Proceed along this road for approximately 1 mile and enter the 'Cae Capel' cul de sac on your right. The property will be the first property on your left.

Viewings

Strictly by appointment with the viewing agent - Powells 01600 714140.

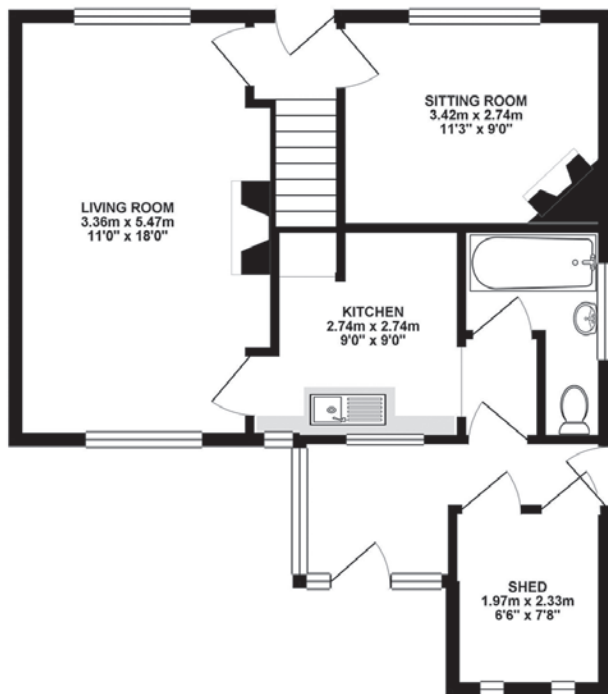


2 Cae Capel

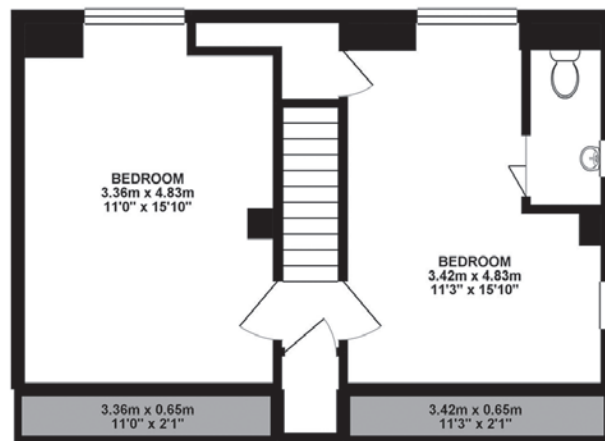
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Floorplan

GROUND FLOOR 51.76 sq. m.
(557.09 sq. ft.)



1ST FLOOR 37.39 sq. m.
(402.43 sq. ft.)

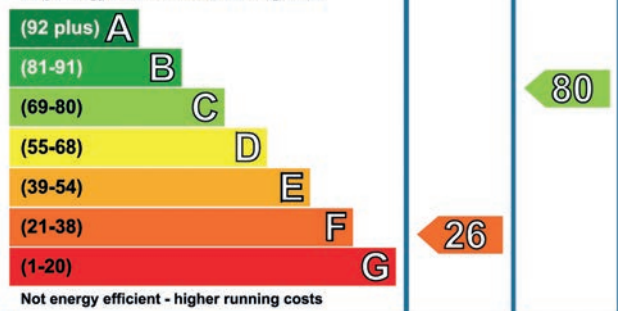


TOTAL FLOOR AREA : 89.14 sq. m. (959.52 sq. ft.) approx.

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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