



21 CAESTORY AVENUE

RAGLAN | USK | MONMOUTHSHIRE



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THIS FOUR BEDROOM DORMER-STYLE BUNGALOW OFFERS VERSATILE ACCOMMODATION AND IS IDEALLY LOCATED IN THE HEART OF THE HIGHLY SOUGHT AFTER VILLAGE OF RAGLAN. FEATURING A GENEROUS GARDEN AND AN OPEN-PLAN LIVING AND DINING AREA, THE PROPERTY PROVIDES AN EXCELLENT OPPORTUNITY FOR A WIDE RANGE OF PURCHASERS.

- Versatile four bedroom detached property •
- Open plan living / dining room •
- Located in the sought after village of Raglan •
 - Generous garden •
 - Garage and driveway parking •
- Walking distance to local amenities that Raglan has to offer •
- Surrounded by stunning Monmouthshire countryside yet boasting fantastic links to the larger centres of Newport / Cardiff / Bristol / London via the M4 •

DISTANCES FROM 21 CAESTORY AVENUE

Usk 5.3 miles • Monmouth 8.2 miles • Abergavenny 9.9 miles
Newport 19.9 miles • Cardiff 30.2 miles
Bristol 30.4 miles • London 141 miles

Abergavenny Train Station 8.9 miles
Chepstow Train Station 13.9 miles • Bristol Parkway Station 25.8 miles
Bristol Airport 38.7 miles

Cardiff Airport 45.3 miles • Birmingham Airport 84 miles

(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



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 a Tesco Express, butchers, doctors surgery, pharmacy, post office, golf course, public houses including the highly regarded Beaufort pub, hotel and restaurant and The Ship Inn. Raglan also boasts a primary school and private nursery.

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 7.5 miles away and boasts excellent schools including Haberdashers Monmouth School, Llangattock School Monmouth with Montessori Nursery, and the 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. The Bannau Brycheiniog National Park is located to the North of Abergavenny, The Forest of Dean, Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.

THE PROPERTY

The property is entered via a spacious entrance hallway, which provides access to the ground floor accommodation and the staircase rising to the first floor. From here, there is a generously sized open-plan living and dining room, offering a flexible space for everyday living and entertaining. The room benefits from dual-aspect windows to the front and side, allowing for good natural light, and has a door leading through to the kitchen. The kitchen is fitted with a range of base and wall units and includes an integrated dishwasher, oven and hob, along with space and plumbing for a washing machine.

Also accessed from the hallway are two well-proportioned double bedrooms. One of these bedrooms benefits from French doors opening directly onto the garden, while both rooms offer flexibility and could be used as bedrooms, home offices or playrooms depending on individual requirements. The ground floor is completed by a family bathroom fitted with a suite comprising bath, wash hand basin and WC.

To the first floor, the landing provides access to two further generous bedrooms, both of which benefit from fitted eaves storage cupboards. The main bedroom also features a useful en-suite shower room. Overall, the layout offers adaptable accommodation, with scope for modernisation throughout.



OUTSIDE

The property benefits from a driveway with a carport leading to a garage and front garden. To the rear, the property enjoys a generous garden.

KEY INFORMATION

Services: Mains water, gas, electricity and drainage.

Tenure: Freehold

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: E

Local Authority: Monmouthshire County Council. Telephone: 01633 644 644

Viewings: Strictly by appointment with the selling agents

Directions: From the dual carriageway, follow the exit for Raglan and continue through the high street passing Tesco Express on your left, turn left onto Usk Road and then take the left hand turning into Caestory Crescent. Follow Caestory Crescent around which in turn joins onto Caestory Avenue and number 21 can be found on your left hand side, approximately halfway down the cul-de-sac.

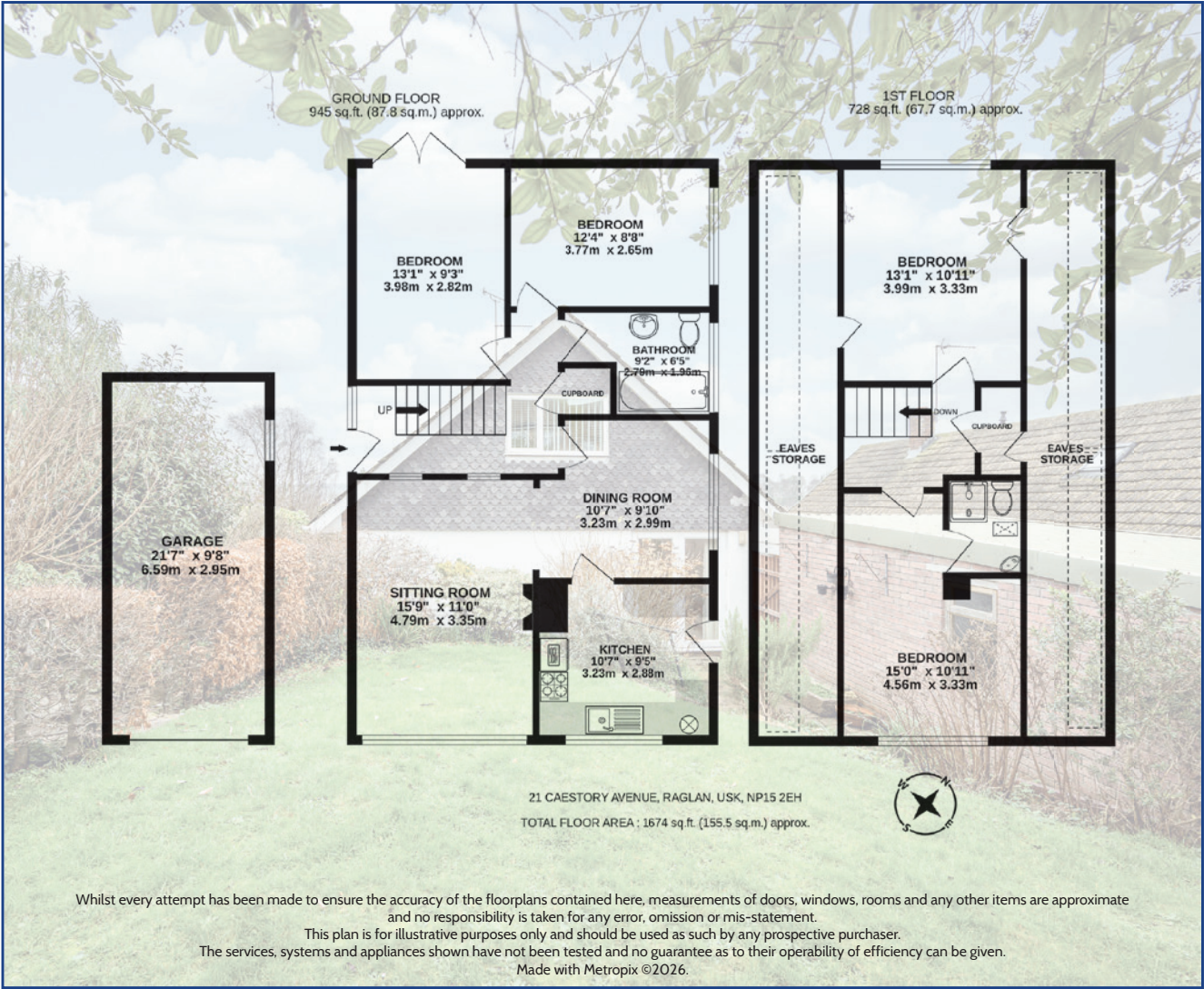
Postcode: NP15 2EH

WHAT3WORDS



ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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