



27 FAIRFAX VIEW

RAGLAN | USK | MONMOUTHSHIRE



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OFFERED FOR SALE FOR THE FIRST TIME IN OVER 50 YEARS, 27 FAIRFAX VIEW IS A DELIGHTFUL THREE BEDROOM FAMILY HOME SITUATED IN THE HIGHLY SOUGHT-AFTER VILLAGE OF RAGLAN. THE PROPERTY OFFERS EXCELLENT POTENTIAL AND ALTHOUGH IT HAS BEEN WELL MAINTAINED WOULD BENEFIT FROM MODERNISATION THROUGHOUT. THE PROPERTY IS WITHIN CLOSE PROXIMITY TO MANY OF THE LOCAL AMENITIES AND A SHORT DISTANCE TO THE A40 OFFERING GOOD ACCESSIBILITY TO THE MAJOR ROAD NETWORKS OF THE M4/M50/M5.

- Three bedroom semi-detached family home •
- Sitting room, dining room and conservatory •
- Situated in the desirable village of Raglan •
- Within walking distance to local amenities •
 - Enclosed lawned garden •
- Detached garage and off-road parking •
- Offered with no onward chain •

DISTANCES FROM 27 FAIRFAX VIEW

Usk 5.5 Miles • Monmouth 8.1 miles • Abergavenny 10.0 miles •

Newport 19.1 miles • Cardiff 30.5 miles • Bristol 39.8 miles • London 147.0 miles

Abergavenny Train Station 8.6 miles • Chepstow Train Station 13.9 miles

Bristol Parkway Station 25.8 miles • Bristol Airport 40.3 miles

Cardiff Airport 41.4 miles • Birmingham Airport 85.2 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 Village Shop, Doctors Surgery, Pharmacy, Post Office, Public House and the highly regarded Beaufort Hotel & Brasserie. Raglan also benefits from a Primary School which is just under a 10 minute walk away from the property.

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 8.1 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. 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 accessible.

THE PROPERTY

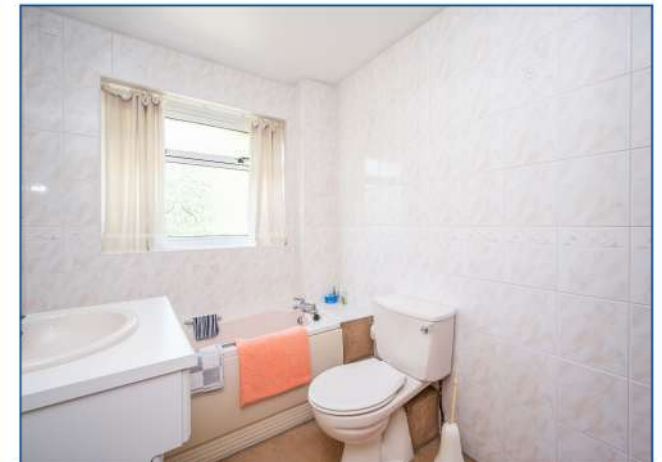
27 Fairfax View is a delightful three bedroom family home that offers excellent potential to be upgraded allowing the new owners to put their own stamp on the property.

Step into the entrance hall. The entrance hall has a cloakroom and offers practical space for hanging coats and storing shoes. Doors lead to the sitting room and the kitchen.

The sitting room has a large window that overlooks the front garden and lets light flood into the room. A sliding door opens into the dining room which has potential to become open plan with the sitting room. From the dining room, a sliding patio door opens into the conservatory which is a great space to relax but could also be utilised as a play room or home office. A door opens out into the rear garden.

The kitchen has a range of base and wall units and worktops. Set into the worktop is a stainless steel sink and drainer with mixer tap. The sink is located under a large window with views across the rear garden. There is space for a fridge, cooker and washing machine or dishwasher.

There is potential to remove the wall between the kitchen and the dining room to create one open-plan kitchen/diner (STP). An external door provides access to the side aspect.



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 two is a double room with a view over the rear garden. Bedroom three is a single room with fitted wardrobes but could be utilised as a study.

The family bathroom comprises of a bath, shower cubicle, w.c and wash hand basin.

OUTSIDE

The well-manicured front garden is mainly laid to lawn bordered by mature shrubs and bushes. There is a paved driveway at the front of the property providing ample off-road parking. At the end of the driveway is a single garage with an up and over door.

The rear garden has attractive and established flower beds with a variety of pretty shrubs and flowers. A path runs down the side of the lawn and in between the vegetable patch and the greenhouse.

KEY INFORMATION

Services: The property benefits from mains water, mains electricity, mains gas and mains drainage.

Fixtures and fittings: Only those items specifically mentioned in these particulars will be included in the sale.

Tenure: Freehold with vacant possession upon completion

Local Authority: Monmouthshire County Council - Tel: 01633 644644

Wayleaves, Easements and 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.

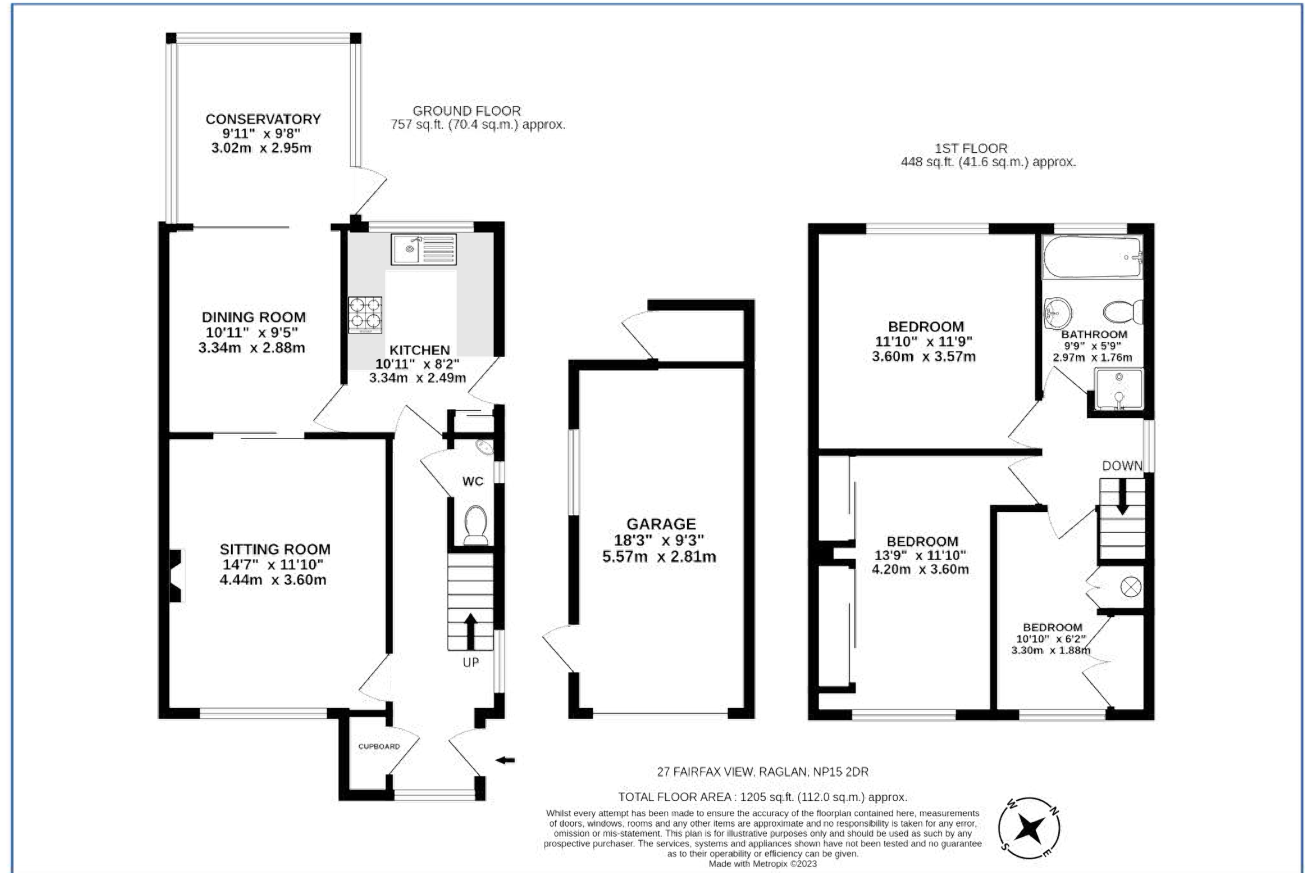
Sale Method: The property is offered for sale by Private Treaty.

Directions: At Raglan roundabout, take the exit signposted Raglan. Continue along the 20 mph zone until reaching the first junction on your left, signposted Fairfax View. Continue until you reach the next left. The property is located to the back left of the cul-de-sac.

Viewings: Strictly by appointment with Powells – 01600 714140

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	80 C
39-54	E		
21-38	F		
1-20	G		



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