



36 Sunnyvale Raglan, Usk Monmouthshire NP15 2EF

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 • Open plan kitchen diner • Conservatory •
- Within walking distance to local amenities • Front and rear gardens •
- Garage and outside office • Off-road parking •



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36 Sunnyvale

Raglan, Usk, Monmouthshire NP15 2EF

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 rear garden and a low maintenance front garden.

Monmouth - 8 miles

Abergavenny - 11 miles

M4 / Newport - 20 miles

Cardiff - 32 miles

Bristol - 40 miles

Location & Situation

36 Sunnyvale 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 Houses and the highly regarded Beaufort Hotel & Brasserie. Raglan also benefits from a new Primary School.

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 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.



36 Sunnyvale Residence

36 Sunnyvale is a delightful three-bedroom family home, which has been recently upgraded by the current vendors.

Step in to the entrance a porch, a useful space for hanging coats and storing shoes. This is also utilised as a utility room which houses the white goods.

A door leads into the kitchen diner which is perfect for entertaining guests. The kitchen has attractive white gloss base and wall units with a 'chocolate brown' coloured Howdens worktop and breakfast bar. Set into the worktop is a stainless steel one and half sink with draining board situated in front of a window with views out to the rear garden. There is an integral oven, an electric hob with extractor fan and space for a dishwasher and fridge. Two useful storage cupboards are utilised as a pantry and further space for white goods.

Sliding doors from the kitchen lead to the conservatory which is currently used as a play room.



The sitting room is a bright and airy room with a large window to the front aspect.

Upstairs, there are 3 bedrooms. The principal bedroom has a window overlooking the front garden.

Bedrooms 2 and 3 both have pleasant views overlooking the front and rear gardens.

The family bathroom comprises of a white suite to include a bath with shower above and pedestal wash hand basin. There is a separate room for the w.c.



Outside

The front garden is enclosed with a fence providing privacy and comprises of a low maintenance gravelled seating area. There is a gate leading on to a path accessing walks around the village.

The property is approached through the rear garden along a garden path. The rear garden is mainly laid to lawn and is enclosed with a low level wall and fencing. There is a concrete driveway for off-road parking and a garage with an up and over door. The garage has power and lighting. There is also an outdoor study / office which is accessed from the garden.

Services

36 Sunnyvale benefits from mains gas, mains water, mains electric and mains drainage.

Fixtures & Fittings

All fixtures and fittings in 36 Sunnyvale are excluded from the sale but may be available by separate negotiation.

Tenure

Freehold with vacant possession upon completion.



Local Authority

Monmouthshire County Council – Tel 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.

Directions

At Raglan roundabout, take the exit signposted Raglan. Continue along the 30 mph zone until reaching the first junction on your right, called Usk Road. Proceed along this road, passing 'Wilcae Terrace' houses on your left and then turn left immediately after this. Continue along this road until reaching the property on your right. There will be a Powells For Sale board.

Viewings

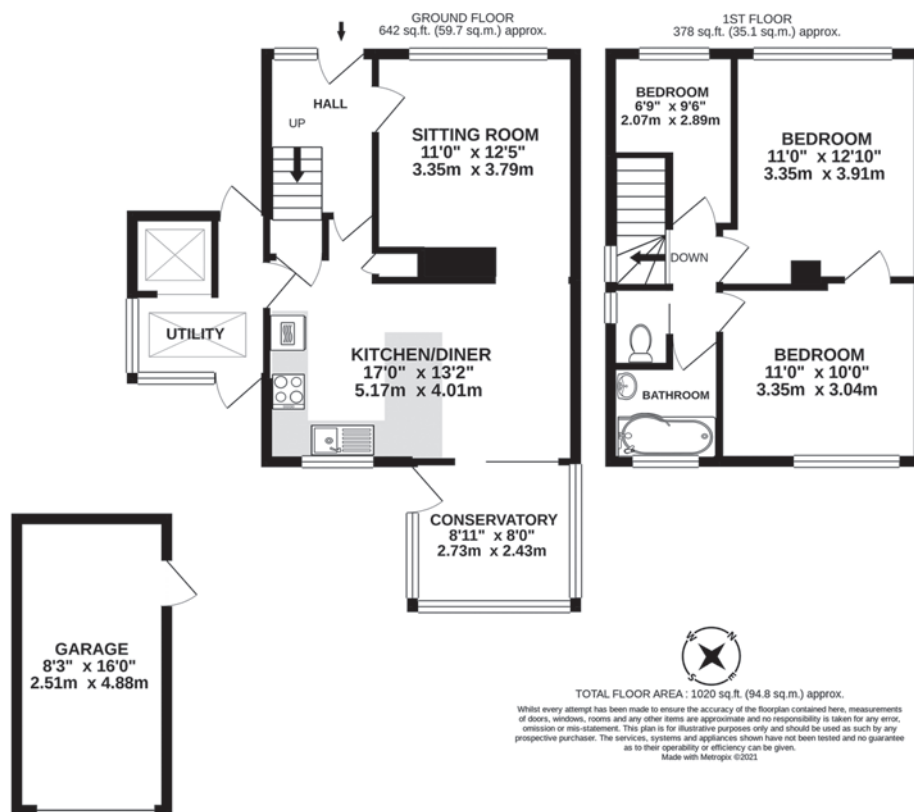
Strictly by appointment with Powells – 01600 714140.



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Floorplan



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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