



5 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 • Situated in the desirable village of Raglan •
- Within walking distance to local amenities • Detached garage and off-road parking •
- Offered with no onward chain •



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5 Sunnyvale

Raglan, Usk, Monmouthshire

5 Sunnyvale 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 and a short distance to the A40 offering good accessibility to the major road networks of the M4/M50/M5.

Monmouth - 8 miles
Abergavenny - 11 miles
M4 / Newport - 20 miles
Cardiff - 32 miles
Bristol - 40 miles

Location & Situation

5 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, Llangatock School Monmouth with Montessori Nursery, and the 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.



5 Sunnyvale Residence

5 Sunnyvale is a delightful three bedroom family home. There is scope to be able to make improvements allowing the new owners to put their own stamp on the property.

Step into the entrance porch. A practical space for storing shoes or hanging coats.

The entrance hall leads off to a cloakroom which consists of a low level w.c and pedestal wash hand basin. There are also some storage cupboards, one of which houses the boiler.

The sitting room and kitchen / dining room are connected via an archway creating an open plan living and dining area. A large window that overlooks the front garden lets light flood into the room. Sliding doors allow access out onto a patio in the rear garden.

The kitchen has a range of cream base and wall units and wood effect 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.



The kitchen boasts integral appliances such as; washing machine, fridge / freezer, dishwasher and oven with four ring electric hob.

Stairs from the entrance hall lead up to the first floor landing. There are three bedrooms on the first floor. The master bedroom has a window overlooking the rear garden. Bedroom two is a double room with a view over the rear garden. Bedroom three is a single room that could be utilised as a study.

The family bathroom has fully tiled walls and a white suite comprising of a bath with shower above, close coupled w.c, a pedestal wash hand basin and a chrome heated towel rail.



Outside

The front garden is enclosed with a low level wall and double gates. It has a green lawn bordered by mature shrubs and bushes.

There is a concrete 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 is mainly laid to lawn and is enclosed with fencing. It is a blank canvas giving the new owners the opportunity to design and create their own garden space.

Services

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

Fixtures & Fittings

All fixtures and fittings in 5 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, until reaching the next junction on your right, signposted Sunnyvale.

If you go past Ross Farm Machinery, you have gone too far. From turning in to Sunnyvale, the property will be the 3rd property on your right.

Viewings

Strictly by appointment with Powells - 01600 714140.



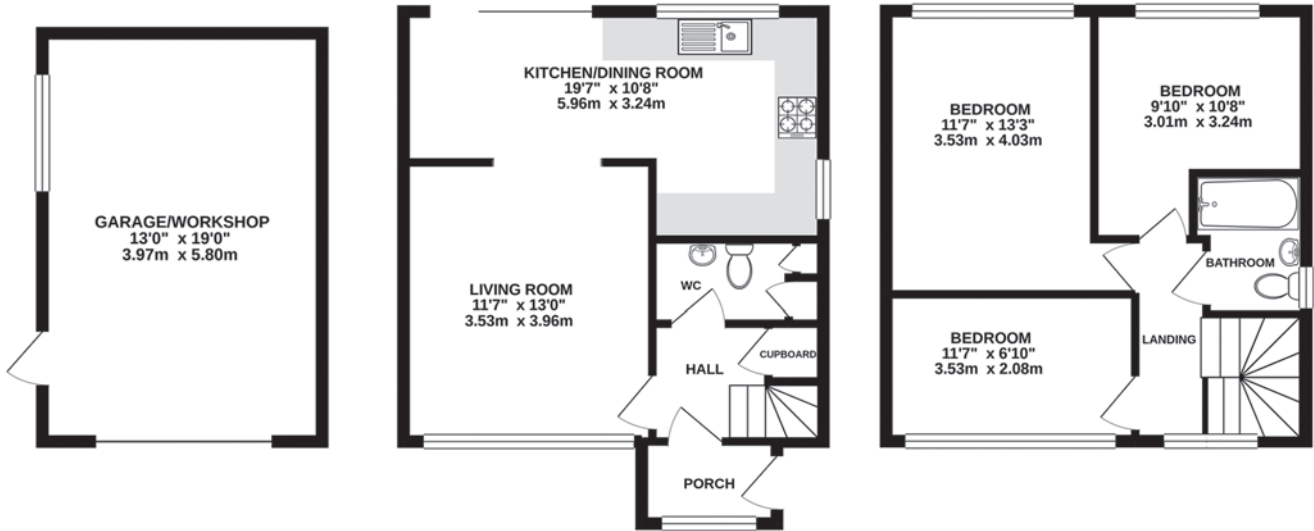
5 Sunnyvale

Raglan, Usk, Monmouthshire

Floorplan

GROUND FLOOR
664 sq. ft. (61.7 sq. m.) approx.

1ST FLOOR
392 sq. ft. (36.4 sq. m.) approx.



TOTAL FLOOR AREA : 1056 sq. ft. (98.1 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81 - 91) B		
(69 - 80) C	70	72
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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