



7 Fairfax View Raglan, Usk Monmouthshire NP15 2DR

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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7 Fairfax View

Raglan, Usk, Monmouthshire NP15 2DR

7 Fairfax View is a delightful three bedroom family home situated in the highly sought-after village of Raglan. It has recently benefited from some upgrading but does still offer further potential. 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 - 10 miles
M4/Newport - 20 miles • Cardiff - 32 miles
Bristol - 40 miles

Location & Situation

7 Fairfax View 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 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.



7 Fairfax View Residence

7 Fairfax View is a delightful three bedroom family home that has been recently upgraded. There is scope to be able to make further improvements allowing the new owners the ability 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.

The sitting room and 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 open out into the rear garden.

The kitchen has a range of white 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 dishwasher, fridge and cooker.



The Kitchen offers potential, subject to building regulations, to knock through into the dining area to create an open plan kitchen/diner. A door from the kitchen opens out to the side of the property.

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 built in storage cupboard 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 that could be utilised as a study.

The family bathroom has recently been modernised by the current owners. It has a white suite comprising of a bath with hand held shower attachment, corner shower cubicle with a sliding glass door, close coupled w.c and a pedestal hand basin. Attractive grey tiles adorn the walls from floor to ceiling.



Services

7 Fairfax View benefits from mains gas, mains electric, mains water and mains drainage.

Fixtures & Fittings

All fixtures and fittings in 7 Fairfax View 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 E 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.



Outside

The attractive and well-manicured front garden has a green lawn bordered by mature shrubs and bushes. A path leads to the front porch.

There is a part paved and part gravel 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 with a path running down the centre. It has attractive and established flower beds with a variety of pretty shrubs and flowers providing some privacy from neighbouring properties.

The rear garden is enclosed with fencing and is a blank canvas ready for the new owners to put their own stamp on it.



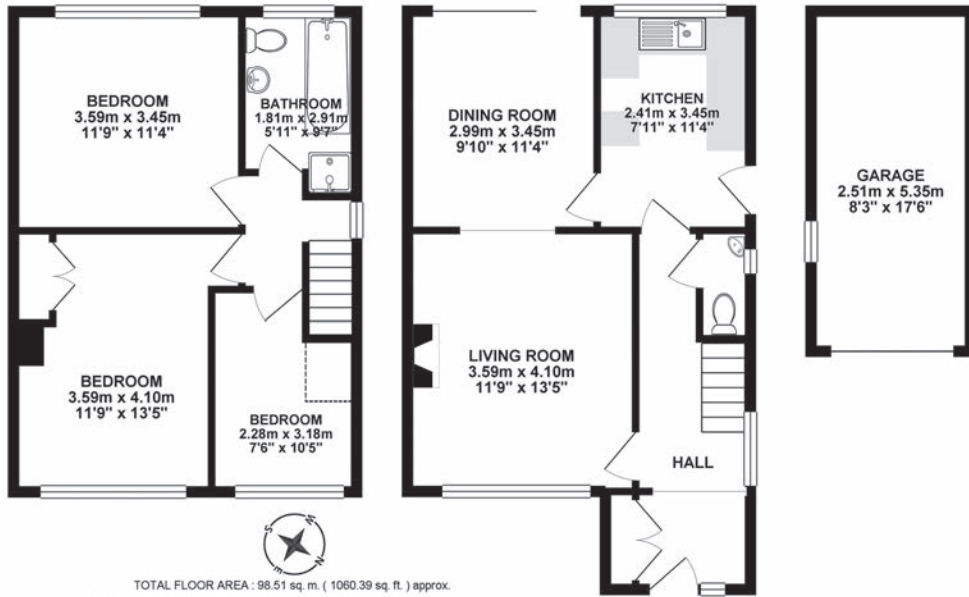
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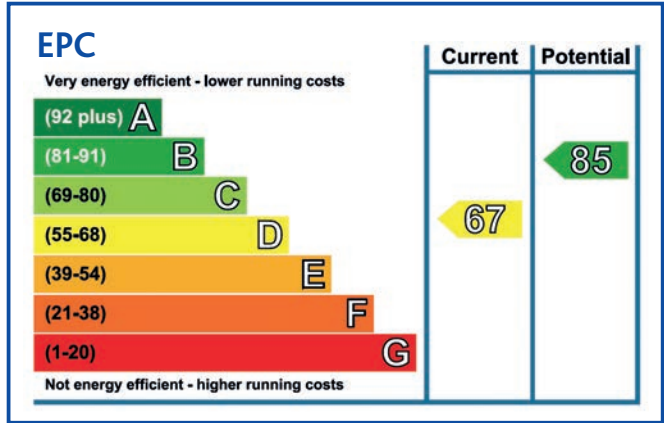
Floorplan

1ST FLOOR 40.79 sq. m.
(439.02 sq. ft.)

GROUND FLOOR 57.73 sq. m.
(621.37 sq. ft.)



TOTAL FLOOR AREA: 98.51 sq. m. (1060.39 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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Directions

At Raglan roundabout, take the exit signposted Raglan. Continue along the 30 mph zone until reaching the first junction on your left, signposted Fairfax View. The property will be the 4th property on your left.

Viewings

Strictly by appointment with Powells - 01600 714140.



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