



8 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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8 Sunnyvale

Raglan, Usk, Monmouthshire NP15 2EF

8 Sunnyvale is a three bedroom family home situated in the highly sought-after village of Raglan. There is scope to be able to make improvements allowing the new owners to add their own design and flair to it. 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

8 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 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.

8 Sunnyvale Residence

The property is approached through the front garden along a garden path.

Step into the entrance hall, a useful space for hanging coats and storing shoes. There is a ground floor w.c with wash hand basin.

A door leads into the sitting room, which has a large window overlooking the front aspect. An electric fire makes an attractive focal point in this room. Sliding patio doors lead out to the rear garden.

The kitchen comprises of wooden wall and base units with a laminate worktop. Integral appliances include an oven, electric hob and extractor fan, microwave and fridge / freezer.



There is space for a dishwasher and further white goods. Set into the worktop is a stainless steel sink with draining board situated in front of a window with views out to the rear garden. An external door leads out to the side of the property.

Upstairs there are 3 bedrooms, benefitting from newly fitted carpets. The principal bedroom has a window overlooking the rear 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 electric shower above, w.c. and wash hand basin with vanity unit.



Outside

The front garden is enclosed with a low-level wall and fencing and has a low maintenance lawned area. There is a gate leading to the detached garage and rear garden.

The rear garden is mainly laid to lawn and enclosed with fencing. There is a concrete driveway for off-road parking and a garage with an up on and over door and electricity.

Services

8 Sunnyvale benefits from mains gas, mains water, mains electricity and mains drainage.

Fixtures & Fittings

All fixtures and fittings in 8 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

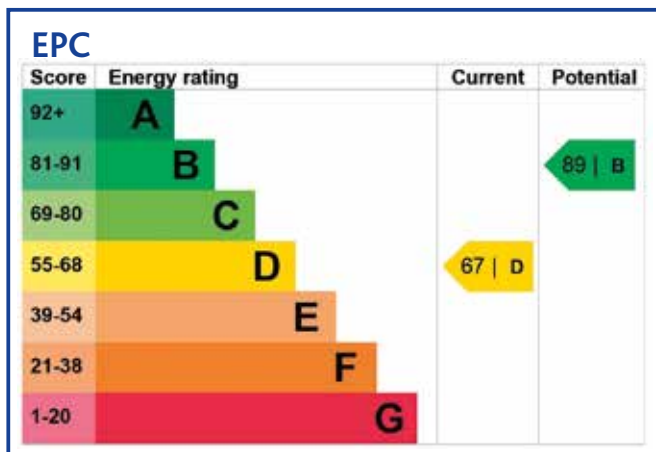
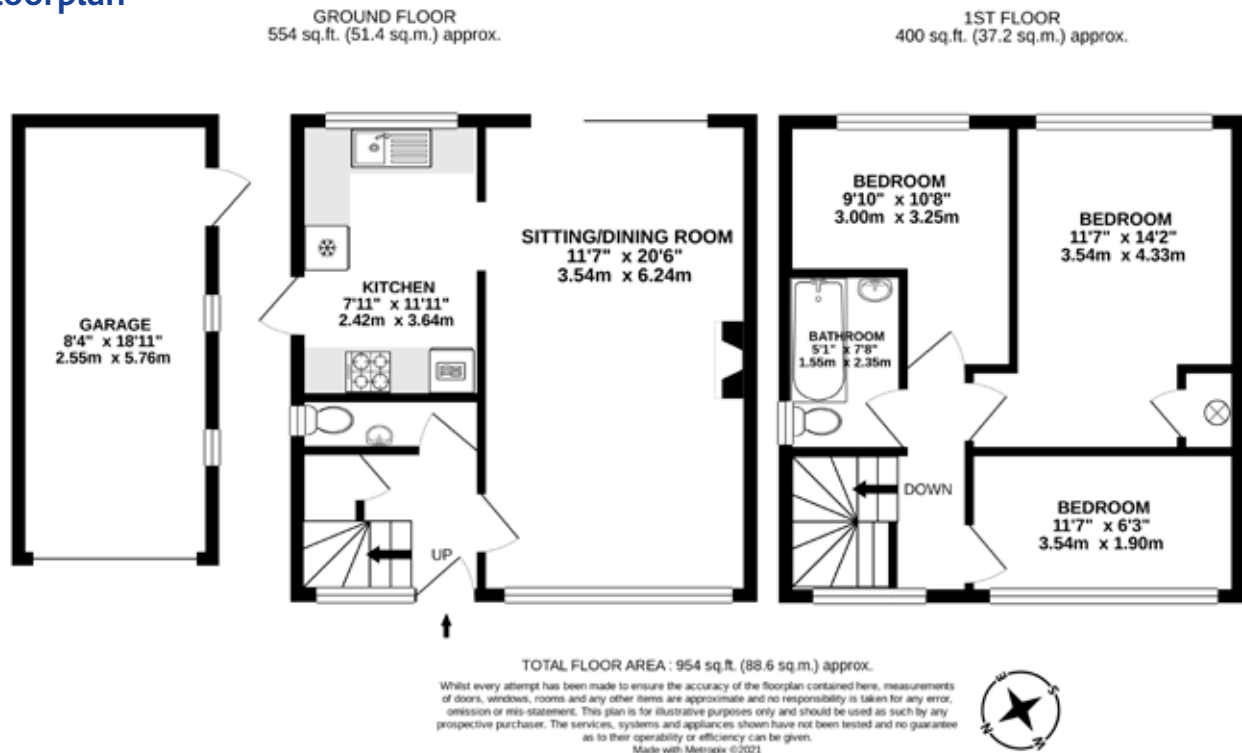
Strictly by appointment with Powells – 01600 714140



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Floorplan



POWELLS
CHARTERED SURVEYORS • LAND & ESTATE AGENTS

Singleton Court Business Park, Monmouth, NP25 5JA

Telephone: 01600 714140 • Email: enquiries@powellsrural.co.uk • www.powellsrural.co.uk

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