



9 Somerset Drive Raglan, Usk Monmouthshire NP15 2DW

A superb opportunity to acquire a 3 bedroom detached family home in the sought after village of Raglan.

- Detached 3 bedroom family home • Situated in the desirable village of Raglan •
- Pretty lawned rear gardens • Cul-de-sac location • Garage and off-road parking •
- Ground floor bedroom • No onward chain •



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9 Somerset Drive

Raglan, Usk, Monmouthshire NP15 2DW

9 Somerset Drive is a delightful, detached three bedroom family home at the end of a cul-de-sac within the 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 generous corner plot with enclosed, lawned front and rear gardens.

Usk 5.5 miles • Monmouth - 8.2 miles

Abergavenny - 9.6 miles • M4/Newport - 19.9 miles

Cardiff - 32.5 miles • Bristol - 40.3 miles

Location & Situation

9 Somerset Drive 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, Pharmacy, Post Office, Public Houses and the highly regarded Beaufort Hotel & Brasserie. Raglan also benefits from a new Primary School and Raglan Farm Park.

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 & 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 being just over 8 miles away, boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, and 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.

9 Somerset Drive

A delightful three bedroom residence, having been a much loved family home for many years.

Step into the entrance hall where various doors lead off. A door from the entrance hall opens to reveal the cloakroom which has a low level w.c. and pedestal wash hand basin.

The kitchen / diner is a delightful room, with plenty of space for entertaining guests. Wooden wall and base units adorn the walls, with black gloss worktops. The kitchen has integral appliances to include a fridge, dishwasher, washing machine and oven. Patio doors lead from the dining space into a conservatory.

The conservatory is a versatile space that could be used for dining or as a further reception room where superb views of the rear garden can be enjoyed.



The lounge is a bright and airy room, with a large window overlooking the front aspect. A gas fireplace makes an attractive focal point in this room.

The ground floor bedroom has a window overlooking the front garden.

Upstairs, the principal bedroom has a pleasant view over the front garden. Fitted wardrobes provide practical storage.

The second bedroom has potential to be divided into two separate rooms in order to create a 4th bedroom. Views over the rear garden are enjoyed from this bedroom.

A door from the landing provides access to a small room currently used for storage. This room has a Velux window so could be utilised as a study.

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



Local Authority

Monmouthshire County Council - Telephone: 01633 644644. The property is classified as Band F 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 left, signposted Fairfax View. Continue along this road. A For Sale board will be found outside the property.

Viewings

Strictly by appointment with Powells – 01600 714140.



Outside

There is a tarmac driveway at the front of the property providing ample off-road parking. Both the front and rear gardens are mostly laid to lawn and enclosed by mature hedging. A detached garage with an up and over door can be accessed via the driveway.

Services

9 Somerset Drive benefits from mains gas, mains water, mains electric and mains drainage.

Fixtures & Fittings

All fixtures and fittings in 9 Somerset Drive are excluded from the sale but may be available by separate negotiation.

Tenure

Freehold with vacant possession upon completion.

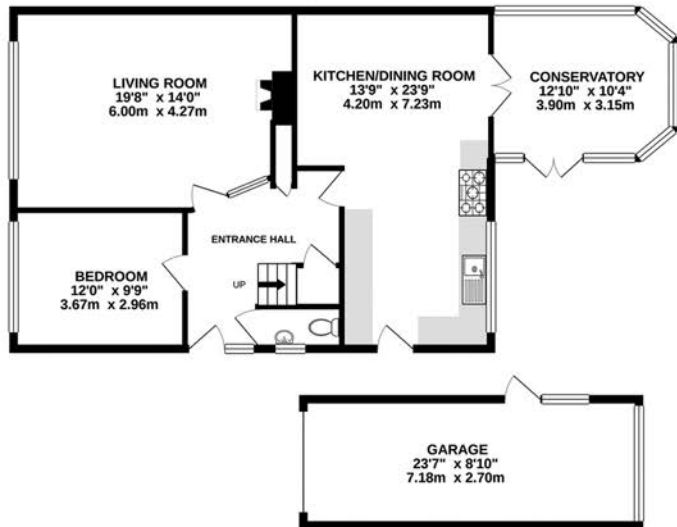


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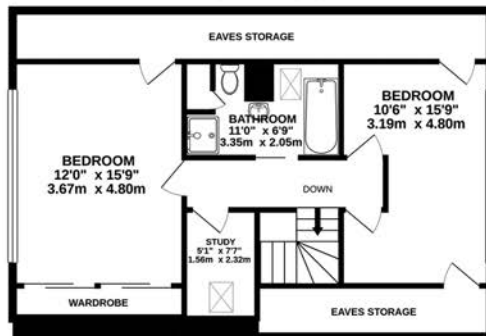
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Floorplan

GROUND FLOOR
1122 sq.ft. (104.3 sq.m.) approx.



1ST FLOOR
742 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA : 1864 sq.ft. (173.2 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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