



TO LET

Annexe at Pen-y-Parc House

Pen-y-Parc Road, Raglan, Usk, Monmouthshire, NP15 2BX

A conveniently-located single-storey annexe set in a rural location on the outskirts of the village of Raglan.

- Excellent location close to the popular village of Raglan •
- Good road connections to the A40 and A449 •
- Secure off-road carparking •
- To be let unfurnished •
- Rent £600 pcm (no water or drainage charges apply) •



TO LET

Annexe at Pen-y-Parc House

Pen-y-Parc Road, Raglan, Usk, Monmouthshire, NP15 2BX

An annexe attached to Pen-y-Parc House that provides modern convenient living ideal for an individual or couple and within walking distance of Raglan.

To be let unfurnished. Available immediately.

Raglan – 0.5 mile
Monmouth – 8.4 miles
Abergavenny – 11.5 miles
Newport – 20.1 miles

- Spacious lounge with electric coal-effect feature fireplace & patio doors
- Good-sized double bedroom
- Well-equipped kitchen
- Double-glazing throughout
- Secure off-road parking

Location & Situation

The Annexe enjoys an excellent private location at Pen-y-Parc House within an area of beautiful Monmouthshire countryside and a stone's throw from Raglan Castle.

The Annexe is very well-located in relation to the wealth of amenities in the nearby village of Raglan. These include a Village Shop, Doctors Surgery, Pharmacy, Post Office & Newsagents, Independent Butcher, Public Houses and the highly regarded Beaufort Hotel.

The property enjoys excellent road links being just a few minutes from the A40 and A449 providing good access to the M4 and the Midlands via the M50.

Description

The Annexe is a self-contained property that is approached via a separate driveway to the main house.

The property offers accommodation set over a single storey: Entrance Lobby & Hallway; Kitchen (3.18m x 3.02m) – fully equipped including oven & hob with extractor hood over, fridge and ample storage units; Lounge (3.87m x 3.67m) with brand-new electric coal-effect fireplace and patio doors; Double Bedroom (3.87m x 2.68m) (max.); Shower Room with corner shower unit, WC & wash hand basin and heated towel rail.

Outside

Ample carparking space is available at the front of the property. There is a lawned area at the front of the property and this is available to be let with the property if desired.

Services

Electricity connected.

Mains water connected (no charges apply).

Septic tank drainage (no charges apply).

Storage heaters plus additional brand-new electric fire in lounge. Radiator in the kitchen is run off the central heating system in the main house.

Council Tax

Band B.

EPC Rating

D.

Tenancy Agreement

The property will be let under an Assured Shorthold Tenancy Agreement for an initial term of 6 or 12 months.

Rent

£600 pcm payable monthly in advance.

Deposit

£675.

Viewings

Viewings by appointment with the Agents (01600 714140).

Directions

At the Raglan Roundabout, take the exit onto the old Abergavenny Road / Clytha Road signposted Clytha. Travel for approximately 100 metres and take the right-hand turning onto the Pen-y-Parc Road signposted Llantilio Crossenny. Travel for approximately a quarter-mile past the business park and Pen-y-Parc House can be found on the left-hand side of the road (at the top of the hill).



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