



MAES-HYFRYD
CHEPSTOW ROAD | RAGLAN | USK



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MAES-HYFRYD IS A WELL PRESENTED SEMI-DETACHED PERIOD PROPERTY SITUATED IN THE HIGHLY SOUGHT-AFTER VILLAGE OF RAGLAN. THE PROPERTY BOASTS THREE BEDROOMS, TWO RECEPTION ROOMS AND AN IMPRESSIVE FAMILY BATHROOM AND OFFERS EXCELLENT POTENTIAL (STPP) TO ADD AN EXTENSION TO THE REAR. THE PROPERTY IS WITHIN CLOSE PROXIMITY TO THE A40 OFFERING GOOD ACCESSIBILITY TO THE MAJOR ROAD NETWORKS OF THE M4/M50/ M5 AND IS WITHIN WALKING DISTANCE TO ALL OF THE VILLAGE AMENITIES.

- Period semi-detached property •
- Three bedrooms and impressive family bathroom •
- Sitting room with bay window and feature fireplace •
- Dining room with French doors to garden and woodburning stove •
 - Well-presented kitchen •
- Situated in the desirable village of Raglan •
- Within walking distance to local amenities •
- Off-road parking and front and rear gardens •
- Enclosed lawned rear garden with extended patio •

DISTANCES FROM MAES-HYFRYD

Usk 5.5 miles • Monmouth 7.5 miles • Abergavenny 9.6 miles
Newport 18.7 miles • Cardiff 30.2 miles
Bristol 30.4 miles • London 141 miles
Abergavenny Train Station 8.6 miles
Chepstow Train Station 13.9 miles • Bristol Parkway Station 25.8 miles
Bristol Airport 38.7 miles • Cardiff Airport 45.3 miles
Birmingham Airport 84 miles
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

The property 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 a Tesco Express, butchers, doctors surgery, pharmacy, post office, public houses including the highly regarded Beaufort pub, hotel and restaurant and The Ship Inn. Raglan also boasts a primary school and private nursery.

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 7.5 miles away and boasts excellent schools including Haberdashers Monmouth School, Llangattock 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. The Bannau Brycheiniog National Park is located to the North of Abergavenny, The Forest of Dean, Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are accessible.

THE PROPERTY

Maes-Hyfryd is a well-presented three bedroom period property situated in the sought after village of Raglan.

Step into the entrance hall which offers a practical space for hanging coats and storing shoes. Doors lead to the sitting room, dining room and the kitchen.

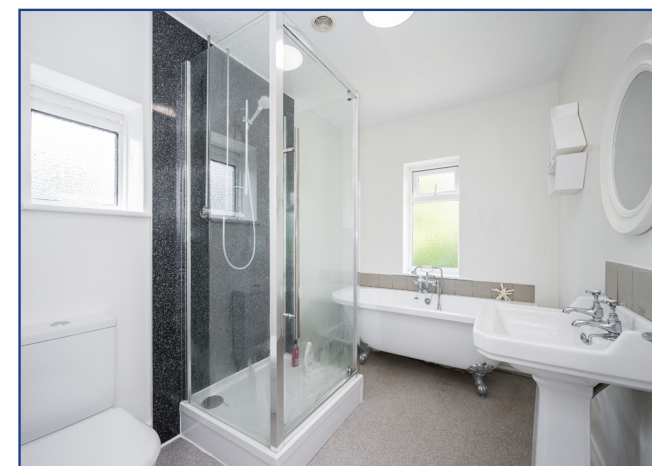
The kitchen has a range of base and wall units with laminate worktops. Set into the worktop is a stainless steel sink and drainer with mixer tap. There is an integrated oven with grill, electric hob and extractor, dishwasher and space for a washing machine. A handy under-stairs pantry provides ample room for a fridge / freezer.

The dining room is a bright and airy space. There is a woodburning stove with stone hearth, space for a family sized table and chairs and French doors that open out to the rear garden and patio.

The sitting room is a delightful space and benefits from a large bay window and feature fireplace.

Stairs from the entrance hall lead up to two double bedrooms, a single bedroom and the impressive family bathroom. The principal bedroom features a bay window which allows light to flood into the space.

The family bathroom boasts a roll top bath, separate shower, w.c and wash hand basin.



OUTSIDE

Maes-Hyfyrd has a paved off-road parking area and front and rear lawned gardens. A side gate leads around to the enclosed rear garden which has a patio area, level lawn and timber shed.

KEY INFORMATION

Services: The property benefits from mains water, mains electricity, mains gas and mains drainage.

Fixtures and fittings: Only those items specifically mentioned in these particulars will be included in the sale.

Tenure: Freehold with vacant possession upon completion

Local Authority: Monmouthshire County Council. Telephone 01633 644644

Council Tax Band: E

Wayleaves, Easements and 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: If the Beaufort Arms is on your left, take the right turn in front of St Cadoc's Church into Chepstow Road. Shortly after passing the school on your left, Maes-Hyfyrd will be found on your right.

Viewings: Strictly by appointment with Powells – 01600 714140

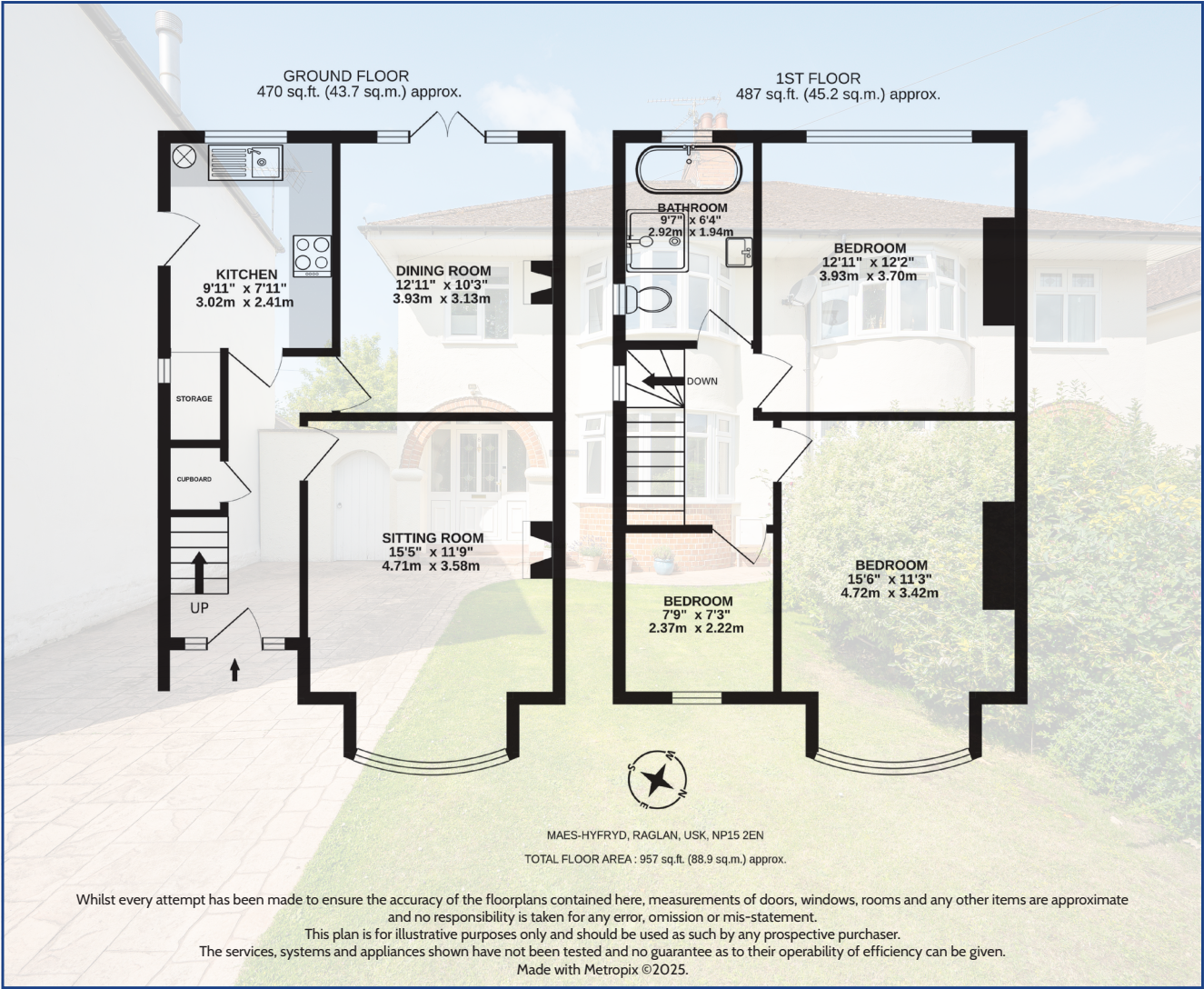
Postcode: NP15 2EN

WHAT THREE WORDS



ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	79 C
39-54	E		
21-38	F		
1-20	G		



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