



TY BERLLAN

PRIMROSE GREEN | RAGLAN | USK



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TY BERLLAN IS A DELIGHTFUL SEMI DETACHED FAMILY HOME SITUATED IN THE HIGHLY SOUGHT-AFTER VILLAGE OF RAGLAN. THE PROPERTY BOASTS FOUR DOUBLE BEDROOMS, TWO RECEPTION ROOMS AND TWO BATHROOMS AND IS READY FOR THE NEW OWNERS TO SIMPLY MOVE IN, UNPACK AND ENJOY.

RAGLAN IS WITHIN CLOSE PROXIMITY TO THE A40 OFFERING EXCELLENT ACCESSIBILITY TO THE MAJOR ROAD NETWORKS OF THE M4/M50/M5.

- Immaculately presented semi-detached family home •
- Four double bedrooms •
- Modern kitchen, dual aspect dining room and spacious sitting room •
- Situated in the desirable village of Raglan •
- Within walking distance to local amenities •
- Off-road parking for two vehicles •
- Enclosed lawned rear garden with extended patio •

DISTANCES FROM TY BERLLAN

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 Hotel, Brasserie & 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 independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, and 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 Monmouthshire and the wider region, especially within the beautiful Usk 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

Ty Berllan is a delightful four bedroom family home ready for the new owners to simply move in, unpack and enjoy,

Step into the entrance hall. The entrance hall has a cloakroom and offers practical space underneath the stairs for hanging coats and storing shoes. Doors lead to the sitting 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, four burner gas hob and extractor and space for a fridge freezer, washing machine and dishwasher.

The dining room flows effortlessly from the kitchen and boasts French doors opening out to the rear garden and patio, perfect for entertaining guests. Dual aspect windows and useful loft storage above makes the dining room a really convenient space.

The sitting room is spacious and also benefits from French doors with bay style windows allowing light to flood into the space.

Stairs from the entrance hall lead up to two double bedrooms. The principal bedroom benefits from an en-suite bathroom which can also be accessed via the landing. Another set of stairs takes you up to the second floor which comprises of two double bedrooms and a shower room.

Two of the bedrooms have recently benefitted from the addition of bespoke fitted wardrobes / cupboards to maximise the storage facilities.



OUTSIDE

Ty Berllan is accessed via a private gravelled courtyard and benefits from off-road parking for two vehicles. To the front is a storage shed and shrub & flower borders running alongside the driveway.

A side gate leads round to the enclosed rear garden which is mainly laid to lawn. An extended patio area is perfect for al-fresco dining and entertaining guests. There is also a timber shed on a gravel base.

KEY INFORMATION

Agents Note: The Vendors of this property are Directors of the appointed selling agents, Powells, and therefore connected parties within the meaning of the Estate Agents Act and this declaration to that effect is hereby made in accordance with Section 21 of that Act.

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: From Raglan Village High Street turn left at The Beaufort into Castle Street, opposite Raglan Church. Take the next left into Primrose Green. Follow the no-through road of Primrose Green a short distance and after passing several properties on the right-hand side, Ty Berllan is located within a private courtyard on the right-hand side. Follow the brick paved entrance into the private courtyard and Ty Berllan is the right-hand property.

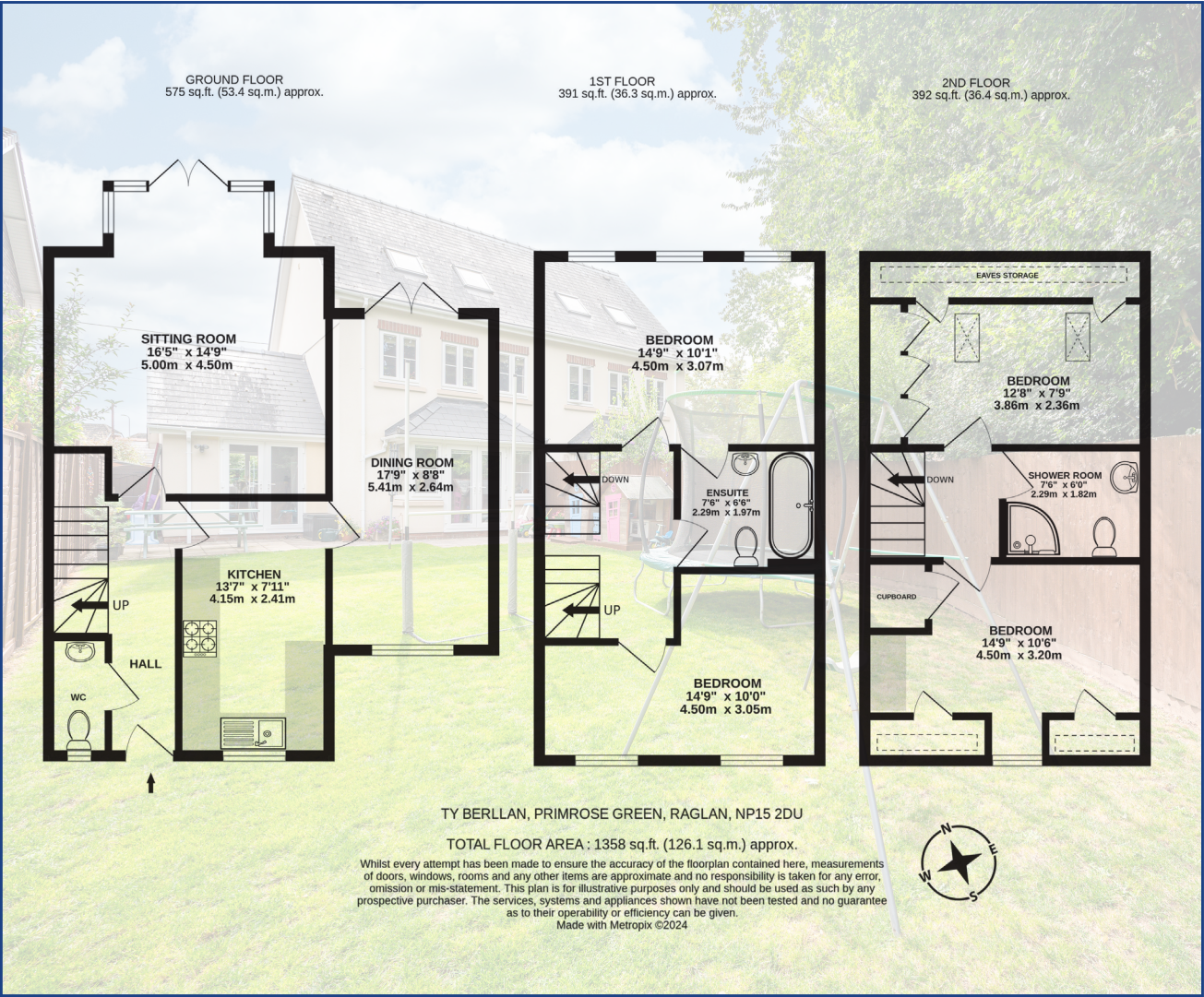
Viewings: Strictly by appointment with Powells – 01600 714140

Postcode: NP15 2DU



ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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