

18 Ethley Drive  
Raglan



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## 18 Ethley Drive Ethley Drive, Raglan

Occupying a large plot in a popular modern development is this smartly presented detached family home within easy reach of village amenities and major motorway links. Offering bright and spacious accommodation over two floors with 4 bedrooms and 2 reception rooms. Enclosed rear garden, double detached garage and parking for multiple vehicles.

### Asking price of £489,500 Freehold

Traditionally constructed in brick with a part hanging tile exterior and inset UPVC windows and doors set under pitched tiled roofs. Internal features include a ceramic fireplace, ceiling roses, moulded skirting boards and architraves, wooden panelled doors and a combination of ceramic tiled, wooden boarded and carpeted flooring. A mains gas boiler provides domestic hot water and heating to radiators throughout.

**The property is approached from the tarmacadam driveway, under a portico entrance and through a part glazed door with matching side panel into:**

#### **ENTRANCE HALLWAY:**

Staircase with turned newels, wooden balustrading and handrail up to first floor landing. Storage cupboard with shelf and hanging rail. Doors into the following:

#### **CLOAK ROOM:**

Frosted window to front elevation. Suite comprising a low-level W.C, vanity unit with inset wash basin and tiled splash back surround. Chrome ladder style radiator.

#### **LIVING ROOM: 4.88m x 3.13m (16'0" x 10'3")**

Bay window to front elevation and a pair of part glazed doors to back accessing snug room. Feature ceramic gas fireplace with open grate, wooden surround and mantle.

#### **UTILITY ROOM:**

Personnel door to side accessing rear garden and parking area. Laminate work surface along one wall with inset stainless steel sink and side drainer. Wooden cupboard set under with space and plumbing for washing machine/tumble dryer. Complimentary wall mounted cabinets and gas boiler. Opening into:

#### **KITCHEN/DINER: 3.65m x 3.87m (11'12" x 12'8")**

Window to back elevation with garden views. "L-shaped" laminate work surface with inset stainless-steel sink and side drainer and four ring electric hob with concealed circulating fan over. A range of cupboards and drawers set under with integrated oven/grill and dishwasher. Tall unit housing fridge/freezer and complimentary wall mounted cabinets with display shelving and glazed fronts. Door into:

**SNUG: 2.80m x 4.00m (9'2" x 13'1")**

Sliding patio door to back elevation out to rear garden.

**FIRST FLOOR LANDING:**

A central "L-shaped" landing with roof access hatch. Airing cupboard with wooden slatted shelving and water cylinder. Doors into the following:

**BEDROOM ONE: 48.80m x 3.13m (160'1" x 10'3")**

Bay window to front elevation. Integrated wardrobe with shelving, hanging rail and storage.

**EN-SUITE:**

Frosted window to front elevation. White suite comprising a low-level W.C, pedestal wash basin and fully tiled shower enclosure with head on adjustable rail. Extraction fan at high level.

**BEDROOM THREE: 3.06m x 3.13m (10'0" x 10'3")**

Window to back elevation with garden views.

**BEDROOM FOUR: 2.05m x 3.24m (6'9" x 10'8")**

Window to back elevation with garden views.

**FAMILY BATHROOM:**

Dual aspect windows to back and side elevation. White suite comprising a low-level W.C, pedestal wash basin, panelled bath with mixer taps and fully tiled shower enclosure with head on adjustable rail. Extraction fan at high level.

**BEDROOM TWO: 4.11m x 2.91m (13'6" x 9'7")**

Window to front elevation.

**OUTSIDE:**

Situated in the village of Raglan, 18 Ethley Drive enjoys a close proximity to local amenities and easy access to major motorway links. The property is accessed via a tarmacadam driveway/turning area with space for multiple vehicles and leading to:

**DETACHED DOUBLE GARAGE: 5.29m x 5.31m (17'4" x 17'5")**

Matching construction to the main residence with a concrete base and a pitched tiled roof. Two up and over doors to the front elevation and personnel door to side. Power and light.

**GARDEN:**

The easily maintained front garden has a shaped herbaceous border adjacent to the driveway with an abundance of shrubs and flowering plants. A paved pathway leads to the main portico entrance and wraps around the sides of property accessing the rear garden. To the back, an extensive lawn and patio area ideal for entertaining and alfresco dining with interspaced mature trees and flowers beds. Boundaries are a combination of wooden fencing and hedgerow.

**SERVICES:**

Mains gas, electric, water and drainage. Council tax band F. EPC Rating C.

**DIRECTIONS:**

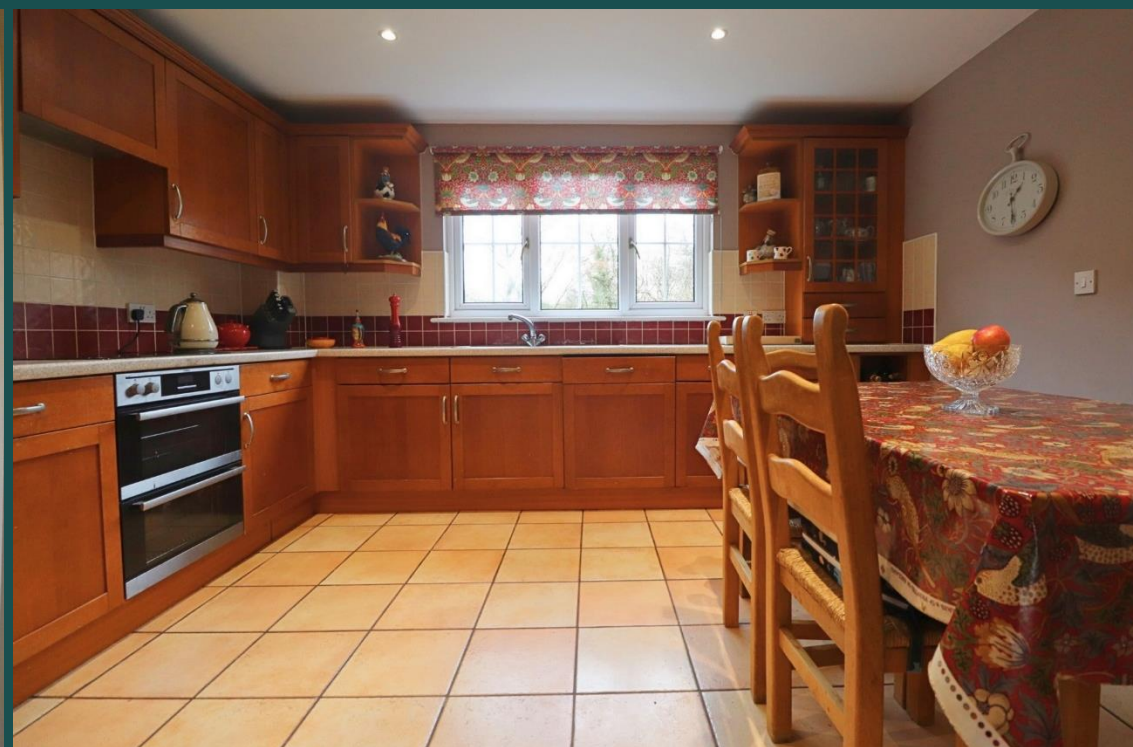
Leave Monmouth on the A40 heading towards Cardiff and Newport. Take the Raglan/Abergavenny exit, then the first spur off to the left leading into the village. Continue through the village, then after the shops, take the next left signposted Usk Road. Take the second left signposted Prince Charles Road, head to the end of the road taking the left onto Ethley Drive. No 18 is the first property found on the left-hand side.

**Roscoe Rogers & Knight would like to draw your attention to the following notes:**

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.





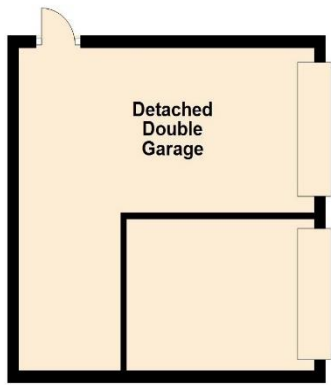




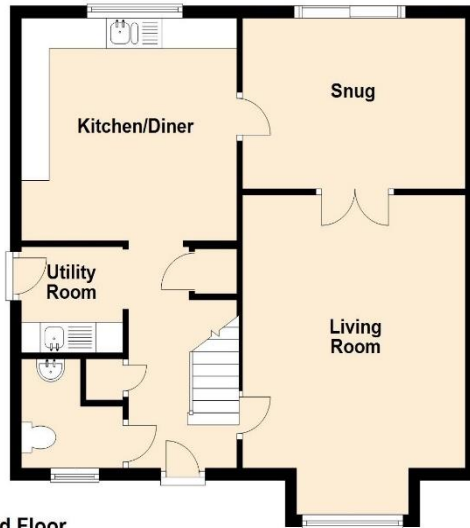




Total area: approx. 147.9 sq. metres (1592.5 sq. feet)



**Ground Floor**  
Approx. 88.4 sq. metres (951.7 sq. feet)



**First Floor**  
Approx. 59.5 sq. metres (640.7 sq. feet)

