



Estate Agents

Taylor & Co

Abergavenny

Ethley Drive

Raglan, Monmouthshire NP15 2FD

Asking Price
£425,000



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An attractive, modern detached house occupying an end of cul de sac location | Reception hall & ground floor toilet | Two reception rooms
Beautiful fitted kitchen with built in appliances | Three bedrooms with en suite facility to the master bedroom
Family bathroom | Double glazing throughout | Gas central heating | Private and enclosed west facing rear garden with patio | Integral garage & parking
Excellent connections to national road network for Newport (19 miles) Cardiff (32 miles) Bristol (30 miles) Abergavenny (9 miles) Monmouth (8 miles)
Favoured primary school in the village with ease of access to secondary education in both the state and private sectors

A beautifully presented modern detached home that was built to an attractive design around 2002 and enjoys the benefit of an enclosed west facing rear garden to rear. The accommodation provides an entrance hall, cloakroom/toilet, sitting room, dining room, beautifully fitted kitchen with built in appliances, three bedrooms with an en suite shower room to the master bedroom plus a family bathroom. A double width driveway provides off road parking and fronts an integral single garage. The rear garden is level, enclosed and enjoys a sunny westerly aspect.

SITUATION | This beautifully appointed family home is situated on the southern fringe of the historic village of Raglan, renowned for its 15th century castle and is within walking distance of local shops and amenities. Raglan is an enduringly popular village, sought after due to its community cohesiveness and favoured by young professionals, families, and retirees alike. The village is steeped in history being an ancient market town which has attracted bygone attention from royalty and nobility and having been the scene of many notable battles throughout time although more latterly has become known as a tourist destination and an outlier of Monmouth. The general area is a haven for outdoor sports enthusiasts with hiking, fishing, sailing, cycling, pony trekking and hang gliding all prevalent nearby. Local facilities in the village include a highly regarded primary school, doctors' surgery, a 14th Century church, the historic medieval castle, a golf

course, the Beaufort Arms Hotel and Restaurant, the Cripple Creek gastro pub, and for children Raglan Farm Park. There are also several independent shops, a post office, general store, chemist, butchers, and a petrol station.

Raglan is surrounded by scenic countryside and walks yet is ideally placed to provide easy access onto the A40 and A449 which provide links to Abergavenny, Monmouth, and Newport and then further afield to the M50 and M4 for the Midlands, West Wales, Cardiff and central London. Raglan is located 8 miles from Monmouth via the A40 and in the opposite direction on the A40, 9 miles from Abergavenny. The regional centres of Newport (19 miles), Cardiff (32 miles) and Bristol (30 miles) and within a 25 minute, 40 minute and 45 minute drive respectively via the A 449 and M4.

For comprehensive shopping and leisure facilities, the ancient market town of Abergavenny has a railway station and a hospital, whilst Monmouth being almost equidistant, has a number of well-known high street shops including a Marks & Spencer Food Hall. The area is served well by schools for all ages in both the state and private sector and Raglan remains a good choice for those seeking private schooling but who don't wish to live inside the neighbouring larger towns as it has good links to Monmouth for the Haberdashers schools, Newport for Rougemont and state schooling is widely

available in Monmouth, Chepstow, and Abergavenny.

ACCOMMODATION

ENTRANCE HALL | Entered from the front via a double glazed door with letter box, 'Encore' vinyl flooring, staircase to the first floor with carved timber balustrade and storage beneath, radiator, wall mounted digital central heating timer control and thermostat, ceiling mounted mains operated smoke alarm.

TOILET | Attractively fitted with a modern suite in white with chrome fittings and comprising a low flush close coupled toilet with push button dual flush cistern, wall mounted wash hand basin unit with mixer tap and tiled splashback, porcelain tiled floor, radiator, frosted double glazed window to the front.

SITTING ROOM | Double glazed window to the front with fitted vertical blind, radiator, telephone point, television aerial point, contemporary wall mounted electric fire, coved ceiling, open plan to :-

DINING ROOM | Radiator, coved ceiling, double glazed French doors opening to the rear garden.

KITCHEN | Refitted with a contemporary range of base and wall units incorporating drawers and cupboards with soft touch closers and high gloss

doors, smoked glass wall display cupboards with interior lighting, hardware 'Nova' slate effect worktops with integrated sink and mixer tap, integrated electric induction hob and self-cleaning electric oven, integrated full height larder fridge with matching décor panel and an integrated dishwasher also with matching décor panel, double glazed window with fitted vertical blind to the rear, double glazed French door also with a fitted vertical blind and opening to the rear, 'Encore' vinyl flooring throughout, connecting door to the garage.

FIRST FLOOR

LANDING | Staircase from the ground floor with carved timber balustrade, built in airing cupboard housing hot water cylinder, loft hatch, double glazed window to the side, ceiling mounted mains operated smoke alarm.

BEDROOM ONE | Double glazed window to the front, radiator, built in double wardrobe, door to :-

EN SUITE | Fitted with a traditionally styled coloured suite and comprising a fully tiled step in shower cubicle with bi fold door and 'Triton' electric shower unit, close coupled toilet, pedestal wash hand basin with tiled splashback, ceiling extractor fan, radiator, frosted double glazed window to the side, wall mounted mirror fronted medicine cabinet.

BEDROOM TWO | Double glazed window to the rear with westerly outlook across the garden and green play area, radiator, triple wardrobe.

BEDROOM THREE | Double glazed window to the front, radiator.

BATHROOM | Refitted with a modern suite in white with chrome fittings and comprising a panelled bath with mixer tap, glazed shower screen and 'Mira' electric shower unit over, vanity wash hand basin unit with storage cupboards beneath, low flush close

coupled toilet, wall mirror with backlight, ceiling mounted extractor fan, chrome vertical radiator/towel rail, frosted double glazed window, inset ceiling downlighters.

OUTSIDE

From the cul de sac a double width driveway fronts the integral garage, a pathway leads to the side with gated access to the rear, attractive gravelled front garden interspersed with mature shrubs.

GARAGE | An integral single garage with up and over door from the driveway, double glazed entrance door to the side and internal door from the kitchen. Plumbing for washing machine and space for tumble dryer, wall mounted gas fired boiler, electric points and light.

From the rear of the house the garden enjoys a very pleasant westerly aspect and opens onto a broad paved pathway and sitting area whilst the remainder is laid principally to lawn, enclosed by close boarded timber fencing, large timber garden shed.

GENERAL

Tenure | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

Services | Mains water, electric, gas and drainage are connected to the house.

Council Tax | Band E (Monmouthshire County Council)

EPC Rating | Band C

Flood Risk | No flood risk from rivers or surface water according to Natural Resources Wales
See <https://flood-risk-maps.naturalresources.wales/>

Covenants | The property is registered with HMLR, Title Number CYM78121. We understand there are restrictive covenants associated with the property, for further details contact the Agent.

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property.
See <https://www.monmouthshire.gov.uk/planning/>

Broadband | Standard and superfast available.
See <https://www.openreach.com/fibre-checker>

Mobile network | EE, Three, O2 & Vodafone Outdoor coverage
See <https://checker.ofcom.org.uk/>

Viewing Strictly by appointment with the Agents
T 01873 564424

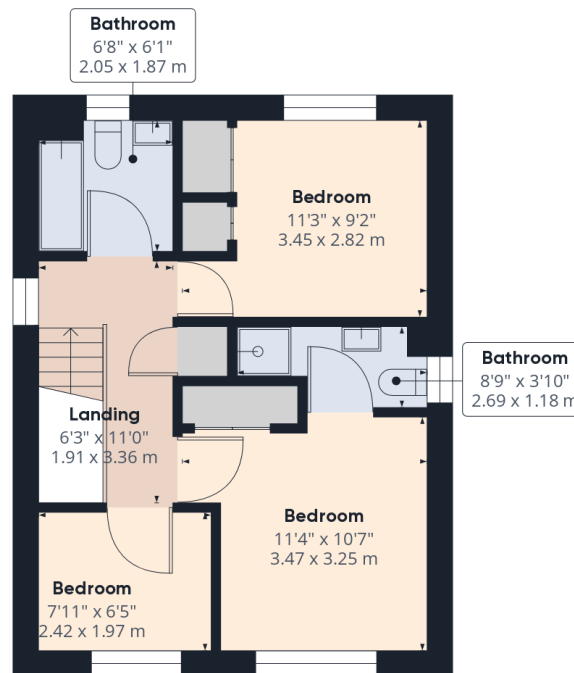
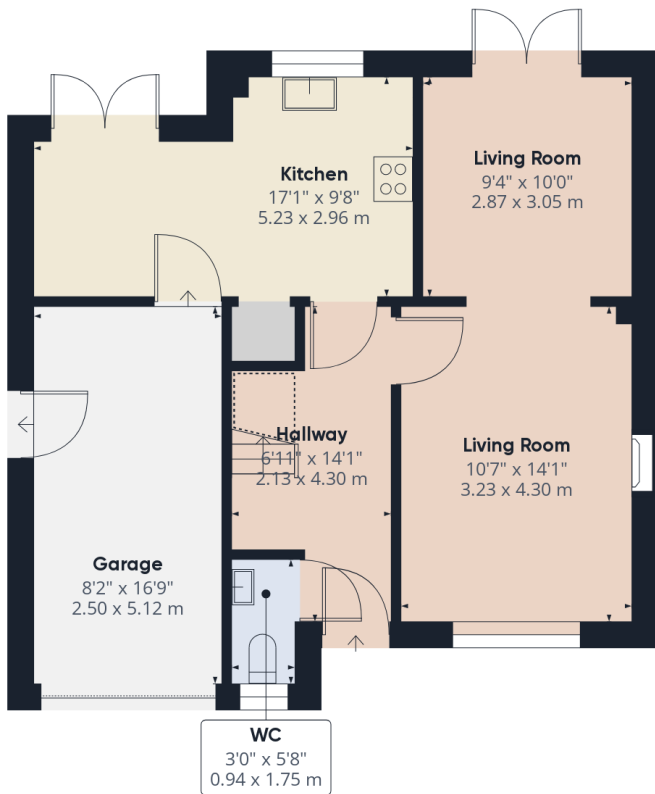
E abergavenny@taylorandcoproperty.co.uk

Reference AB350









Approximate total area⁽¹⁾

1039.56 ft²
 96.58 m²

Reduced headroom

12.47 ft²
 1.16 m²

(1) Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: Every attempt has been made to ensure accuracy; however these property particulars are approximate and for illustrative purposes only and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings; it must not be inferred that any item shown is included with the property. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. If there is any point which is of particular importance to you, please contact us and we will provide any information you require.