



Estate Agents

Taylor & Co

Abergavenny

Croes Bychan

Raglan, Monmouthshire NP15 2JQ

Asking Price
£375,000

Croes Bychan,

Raglan, Monmouthshire NP15 2JQ

A spacious 1950's built semi detached house with ample parking and attached garage
Small cul de sac of only six homes in a rural location about a mile and a half west of the village of Raglan
Originally built with an occupancy restriction but sold with a certificate of lawful use from Monmouthshire Council
Two spacious reception rooms | Attractively fitted kitchen | Utility room | Ground floor toilet
Three bedrooms with en suite shower room to master bedroom | Family bathroom | Good size rear garden | NO CHAIN

This attractive and deceptively spacious semi-detached family home occupies a delightful rural location within a small cul de sac of only six homes and being just a stone's throw away from the locally renowned Raglan Garden Centre. The property offers a light and airy interior with neutral décor throughout and benefits from a modern fitted kitchen, a useful utility room plus three bedrooms including en-suite facilities to the master bedroom and a family bathroom. The property is mostly double glazed and heating is provided to radiators throughout from a modern oil fired combination type boiler. The property was originally built with an occupancy restriction, but a certificate of Lawful use was provided in 1994 by Monmouthshire Council.

SITUATION | This family home is situated in the small hamlet of Croes Bychan about a mile and a half west of the enduringly popular village of Raglan and within a stone's throw of the hugely popular Raglan Garden Centre. Raglan and the surrounding area is steeped in history and has attracted bygone attention from royalty and nobility, having been the scene of renowned battles although more latterly has become noted for being a tourist destination and an outlier of Monmouth. The area is a haven for outdoor sports enthusiasts with hiking, fishing, sailing, canoeing, cycling, pony trekking and hang gliding all prevalent within a short drive.

Facilities in Raglan village include a highly regarded primary school, doctors' surgery, a 14th Century church, an 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, two convenience grocery stores, chemist, butchers, and a petrol station.

The area 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) are within a 25 minute, 40 minute and 45 minute drive respectively via the A 449 and M4.

For more comprehensive shopping and leisure facilities, the ancient market town of Abergavenny has a railway station and NHS trust hospital, whilst Monmouth being almost equidistant, has a greater 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 the area 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

PORCH | Small paned timber entrance door from the front, double glazed windows with Upvc panels below, ceiling light, frosted glazed timber entrance door to the hallway.

HALLWAY | Incorporating the staircase to the first floor with large walk in storage cupboard beneath, radiator, telephone point, ceiling mounted mains operated smoke alarm.

SITTING ROOM | A light and airy room with separate areas including a period tiled fireplace and hearth with open grate, two radiators, television aerial point, double glazed Velux roof window, large double glazed window overlooking the rear garden and a double glazed entrance door also opening to the rear.

DINING ROOM | A large, bright room adjoining the open plan kitchen that includes a chimney breast with ornamental fireplace recess and alcove to one side, large double glazed window overlooking the rear garden, radiator, wall mounted digital central heating thermostat, open plan to :-

KITCHEN | An attractively fitted kitchen with a matching range of modern base and wall units incorporating drawers and cupboards, contrasting worktops with tiled splashbacks incorporating an inset stainless steel single drainer sink unit with mixer tap, space for slot in cooker with stainless steel cooker hood over, tiled floor, double glazed bow window to the front, plinth space heater, inset ceiling downlighters and ceiling mounted mains operated smoke alarm.

UTILITY ROOM | Tiled floor, tall larder cupboard, stainless steel single drainer sink unit with mixer tap, space and plumbing for washing machine, double glazed windows to the side and rear, radiator, freestanding FIREBIRD oil fired central heating boiler, wall mounted digital central heating timer controls, double glazed entrance door opening to side.

TOILET | With sliding door from the utility room and comprising a white suite with chrome fittings including a low flush toilet and vanity wash hand basin unit with tiled splashback and cupboards beneath, frosted double glazed window to the side.

FIRST FLOOR

LANDING | Incorporating the staircase from the ground floor, ceiling mounted mains operated smoke alarm, tall double glazed window enjoying a westerly aspect with distant views towards the Sugar Loaf and Bloreng mountains.

BEDROOM ONE | Double glazed window to the rear, radiator, built in wardrobe, door to en-suite :-

EN SUITE | Fitted with a modern white suite with chrome fittings and comprising a corner step in shower cubicle with curved sliding doors, chrome thermostatic shower unit and rainfall shower head, low flush toilet with push button dual flush cistern, vanity wash and basin unit with mixer tap and cupboards beneath, tiled floor, radiator, frosted

double glazed window to the front, inset ceiling downlighters and extractor fan.

BEDROOM TWO | Double glazed window to the rear, radiator, built in cupboard.

BEDROOM THREE | Double glazed window to the front enjoying distant views towards Abergavenny and the peaks of the Sugar Loaf and Bloreng mountains.

BATHROOM | Comprising a three piece suite in white with chrome fittings including a panelled bath with thermostatic shower unit and glazed shower screen over, pedestal wash hand basin with mixer tap and tiled splashback, low flush toilet with push button dual flush cistern, radiator, tiled floor, frosted double glazed window to the front, ceiling extractor fan and inset downlighters.

OUTSIDE

FRONT | An expansive parking area laid to tarmac with brick paviour edges and fronting an attached single **GARAGE**. To the side of the garage a gated side entrance gives access to the rear.

REAR | A large enclosed garden with fence/mixed hedge borders. The garden is laid principally to lawn with various flowers. Paved patio and pathway with raised flower bed. Modern 1200 litre Oil storage tank.

GENERAL

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

Services | Mains electric and water, private drainage and oil fired central heating.

Council Tax | Band E (Monmouthshire County Council)

EPC Rating | Band D

Flood Risk | No risk from surface water according to Natural Resources Wales.

Covenants | The property is registered with HMLR, Title Number WA478917. There are restrictive covenants associated with the property.

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property. The property was originally built with an occupancy restriction but a certificate of lawful use was provided by Monmouthshire Council in 1994 and is available for inspection at the agents office.

Broadband | Full fibre, fibre to cabinet and copper broadband all available. According to Openreach.

Mobile network | Limited indoor coverage. According to Ofcom.

Viewing Strictly by appointment with the Agents

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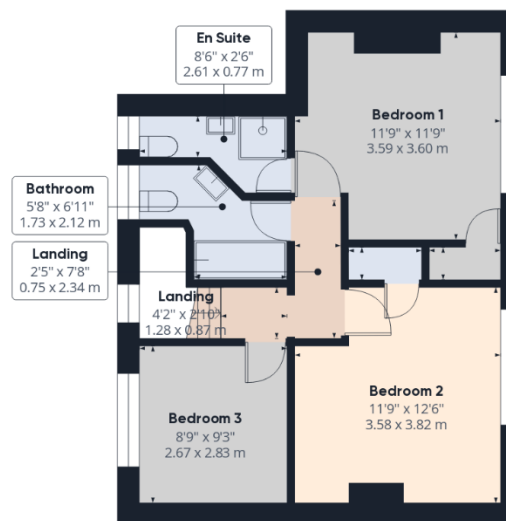


Floorplan

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Approximate total area⁽¹⁾

1272.53 ft²

118.22 m²

Reduced headroom

..... Below 5 ft/1.5 m

(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.