



6 CHAPEL CLOSE

RAGLAN | USK | MONMOUTHSHIRE | NP15 2EW

WELCOME

A modern detached house of generous proportions tucked away behind Raglan high street within walking distance of local amenities. The house forms part of a select development of similar houses which were built circa 2006 and holds a prime position at the head of the cul-de-sac with no passing traffic.

KEY FEATURES

- Excellent location within walking distance of Raglan village
- Located at the head of a small cul de sac on select development
- Modern house with generously sized rooms
- 4 well proportioned bedrooms
- Low maintenance front and rear gardens
- Garage and parking
- No onward chain



GROUND FLOOR

A modern detached house set in a prime position at the head of a cul-de-sac on a small, select development within walking distance of Raglan village high street. The house was built circa 2006 to an individual design which offers spacious rooms to the ground and floor, the accommodation briefly comprises : Welcoming entrance hall with storage cupboard; cloakroom/W.C., study with window to the front and fitted shelving, dining room with bespoke handmade display cupboards, sitting room with marble fire surround housing a gas fire and doors to a glazed conservatory overlooking the rear garden.





FIRST FLOOR

Stairs rise from the entrance hall to spacious first floor landing with access to 4 bedrooms and a bathroom. The principal bedroom is particularly generous in terms of size with window to the rear elevation, fitted wardrobes and a modern en-suite shower room with W.C., basin, bidet and walk in shower; a large double bedroom is also located at the rear of the house. To the front of the house is a further double bedroom with fitted cupboards and a single bedroom. The first floor accommodation is completed by a modern bathroom with fitted bathroom furniture.





OUTSIDE

The house is approached via a small cul de sac with vehicular access to a double garage with a roller door and pedestrian door to the side. The garage has a pitched roof, power and light. To the front of the garage is a parking area which would accommodate two cars. The front of the house is approached via a paved path which leads to either side of the house. To one side is a foot path which adjoins the neighbour's driveway. To the other is a path leading to a wooden side gate giving access to the rear garden. The rear garden, which is bordered by a brick wall and trellis with the Baptist Chapel behind, has been designed for easy maintenance with a large paved terrace, ample seating areas, an attractive wooden pergola and raised flower beds. The garden is completely enclosed and offers a degree of privacy.



LOCAL AREA

The Historic village of Raglan is one of the few in the area that offers a wide range of excellent amenities which include: post office, hairdressers, butchers, public houses, petrol station, fish and chip shop, pharmacy, general store, school, doctor's surgery, and Golf Club. Convenient access to the major road networks can be found on the edge of the village with the A40 a few miles away. The A40 links to the A449/A465 and in turn, to the M4/M5/M50 motorway networks. The picturesque town of Usk is 10 miles from the property. The larger, historic town of Abergavenny is 9 miles and Monmouth is also 8 miles away.



INFORMATION

Asking Price: £525,000

Local Authority: Monmouthshire County Council

Council Tax Band: G

EPC Rating: C

Tenure: Freehold

Services: We understand that there is mains electricity, gas, water and drainage connected to the property.

Broadband: Standard and superfast broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach.

Mobile: EE, Three, 02 and Vodafone likely outdoors. Please make your own enquiries via Ofcom.

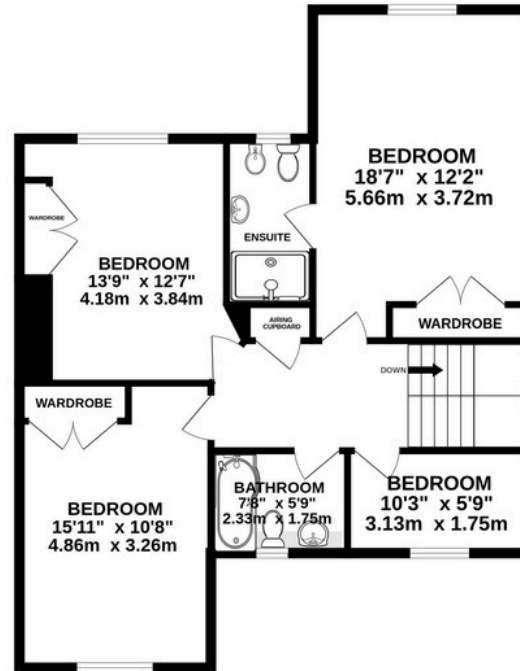
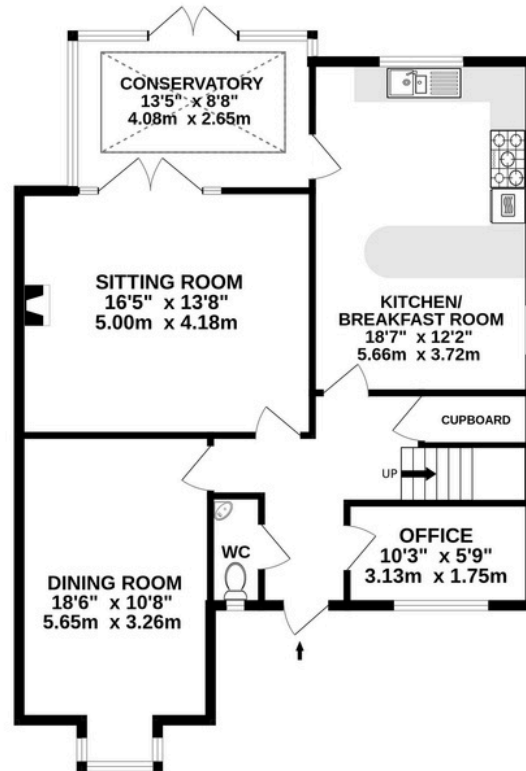
Fixtures and Fittings: Unless specifically described in these particulars, all fixtures and fittings are excluded from the sale though may be available by separate negotiation.

Directions: Raglan is situated about 9 miles from Abergavenny on the A40. On entering Raglan from the main roundabout on the A40 proceed along the high street and take the first right hand turning straight after the Butchers shop onto Usk Road. Chapel Close is the first turning on your right with number 6 being situated at the top of the cul de sac.

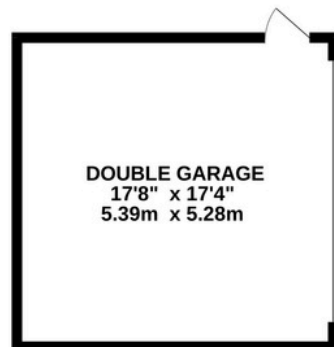
Agent's Notes: The property must be used for a private residence only
- Shared driveway. No contributions required since purchase in 2006.
-Not to remove or destroy and plants, shrubs or trees upon the property
-Not to park a caravan, boat, trailer or commercial vehicle at the property overnight

GROUND FLOOR
1252 sq.ft. (116.3 sq.m.) approx.

1ST FLOOR
812 sq.ft. (75.5 sq.m.) approx.



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of the house



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TOTAL FLOOR AREA : 2064 sq.ft. (191.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
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