



RAGLAN

Guide price **£315,000**



20 FAIRFAX VIEW

Raglan, Usk, Monmouthshire NP15 2DR



3 bedroomed semi-detached home
Fitted kitchen with separate utility room
Enclosed rear garden with detached home

Set in the very heart of Raglan, this attractive three-bedroom semi-detached home enjoys a prime position within one of Monmouthshire's most sought-after villages. Raglan is renowned for its strong sense of community, charming streets, and excellent local amenities, including independent shops, a well-regarded primary school, and the iconic medieval castle that forms a striking focal point of the area. The village offers a perfect balance of rural charm and everyday convenience, with scenic countryside walks and traditional pubs all within easy reach.

For a wider range of shopping, dining, and leisure facilities, the nearby towns of Monmouth and Abergavenny are just a short drive away. The property is also ideally placed for commuters, with excellent road links providing straightforward access to Cardiff, Bristol, Newport, London, and the Midlands, making it an ideal base for both work and lifestyle.



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KEY FEATURES

- 3 Bedrooms
- 2 reception rooms
- Fitted kitchen
- Utility Room/WC
- First floor bathroom
- Enclosed rear garden



STEP INSIDE



Stepping inside the property, you are welcomed into an entrance hallway which immediately sets a practical and well-organised tone.

To the left, a useful storage cupboard provides the perfect space for coats and shoes, helping to keep the main living areas clutter-free.

The staircase rises ahead to the first floor, while a door directly in front leads through to the kitchen. To the right, an opening gives access to the principal reception room.

The main lounge is a comfortable and inviting space, positioned to the front of the property and benefitting from a large window that allows for plenty of natural light. This room offers an ideal setting for relaxing or entertaining, with a pleasant outlook to the front.

Moving through, the adjoining dining room provides a natural extension of the living space and is perfectly suited for both everyday meals and more formal gatherings. French doors open directly onto the rear garden, creating a lovely connection between indoor and outdoor living and allowing light to flood the room.

From the dining room, a door leads into the kitchen, which also has its own access from the hallway. The kitchen enjoys a rear-facing window overlooking the garden and is fitted with a range of units, offering ample storage along with space for essential appliances. Its layout is both practical and functional, making it well suited to modern family life.

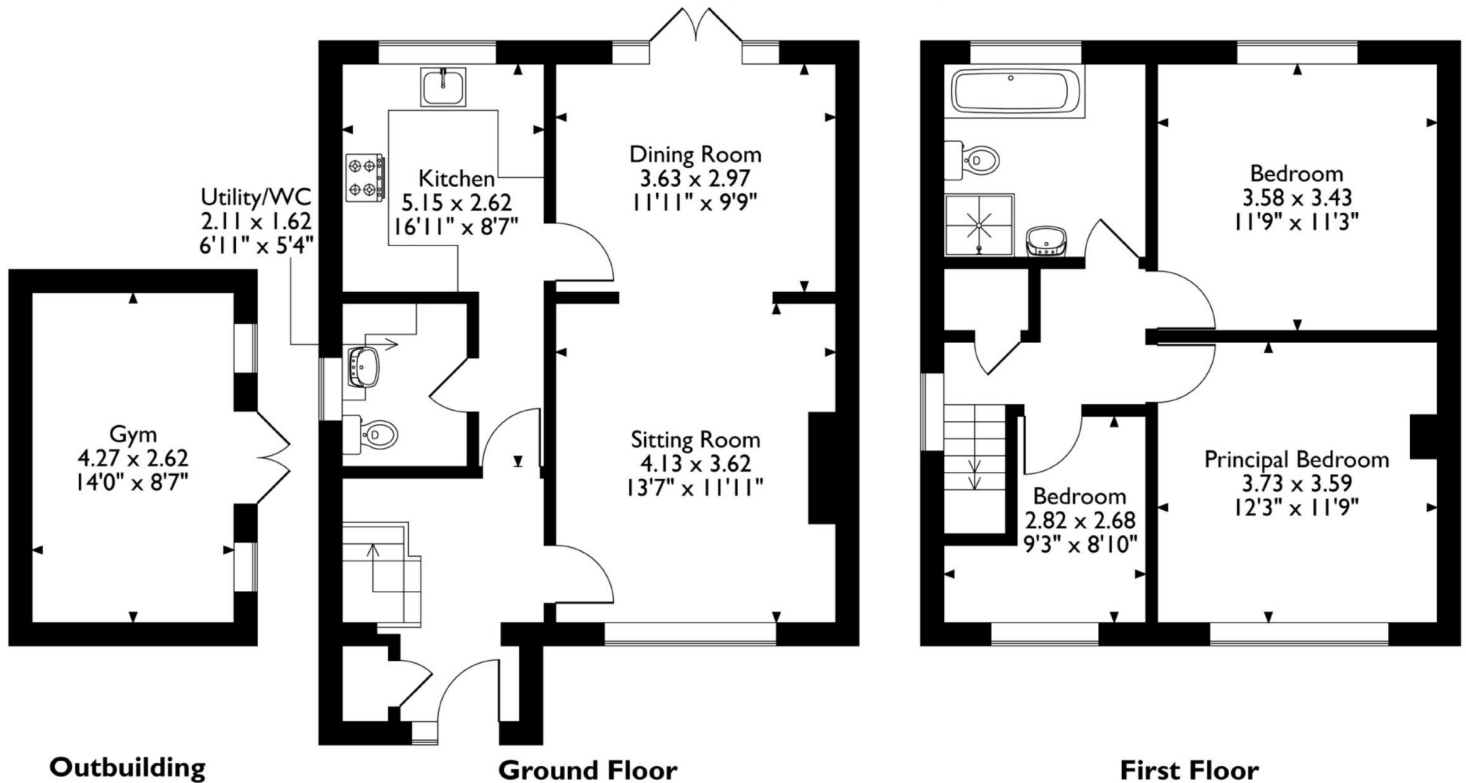
20, Fairfax View Raglan, Usk, Monmouthshire

Approximate Gross Internal Area

Main House = 95 Sq M/1022 Sq Ft

Gym = 11 Sq M/118 Sq Ft

Total = 106 Sq M/1140 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Completing the ground floor is a particularly useful utility room with W.C., providing additional convenience. This space also includes plumbing for a washing machine, keeping laundry separate from the main kitchen area.

Upstairs, the first floor landing features a built-in cupboard housing the gas central heating boiler, along with access to all rooms on this level.

There are three well-proportioned bedrooms, each offering flexibility for family living, guest accommodation, or home working.

The floor is served by a family bathroom, completing the internal accommodation of this well-arranged home.

STEP OUTSIDE



Externally, the property continues to impress with well-maintained and thoughtfully arranged outdoor space. To the front, a driveway provides off-road parking for two to three vehicles, offering both convenience and practicality. Gated side access leads through to the rear garden.

The rear garden is fully enclosed, making it ideal for families and those seeking a private outdoor retreat. It is predominantly laid to lawn and complemented by neatly maintained flower and shrub borders, adding colour and interest throughout the seasons. To the far corner, a dedicated vegetable garden provides an excellent opportunity for those with a passion for growing their own produce.

A particular highlight is the detached outbuilding, complete with light and power. Currently utilised as a home gym, this versatile space could easily be adapted to suit a variety of needs, such as a home office, studio, or hobby room.

INFORMATION

Postcode: NP15 2DR

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: TBC





DIRECTIONS

What3words: squirted.snail.stick



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