



Christie Residential

YOUR HOME, HANDLED WITH CARE

Raglan Terrace,
Abergavenny

£450,000

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About this property

A rare and appealing opportunity to acquire a delightful Victorian three-bedroom home together with a detached, self-contained holiday let/annexe, both presented in lovely condition and offering exceptional versatility.

The main house is a handsome and beautifully proportioned end-of-terrace property dating from 1892. An inset entrance porch leads into two principal reception areas, beginning with a dual-aspect living room featuring a triple glazed bay window, built-in cupboards and shelving. To the rear, a spacious open-plan kitchen/dining/family room provides a wonderful hub for everyday living and entertaining. The kitchen is fitted with modern units, integrated appliances and a peninsula breakfast bar, which flows into the dining and family area. This bright and airy space benefits from skylights and patio doors opening onto the garden. A separate utility room and downstairs WC complete the ground floor. On the first floor are three double bedrooms, with the first and second bedrooms enjoying dual aspects, while the second bedroom further benefits from a front-facing triple-glazed window. A contemporary family bathroom completes the first-floor accommodation.

The gardens are attractively landscaped, with a variety of mature trees and shrubs providing interest and character. A paved patio beneath a pergola offers an ideal spot for outdoor relaxation, while the remainder of the garden is laid to lawn. Gated access at the far end leads to the detached holiday let/annexe, alongside a useful garden store serving the main house. The annexe benefits from its own entrance from the lane, as well as gated access from the main garden. Thoughtfully arranged over two floors, the ground floor comprises a fitted kitchen with integrated appliances, opening into the living room, and a spacious bathroom. Upstairs, a particularly generous double-aspect bedroom features a large storage cupboard.

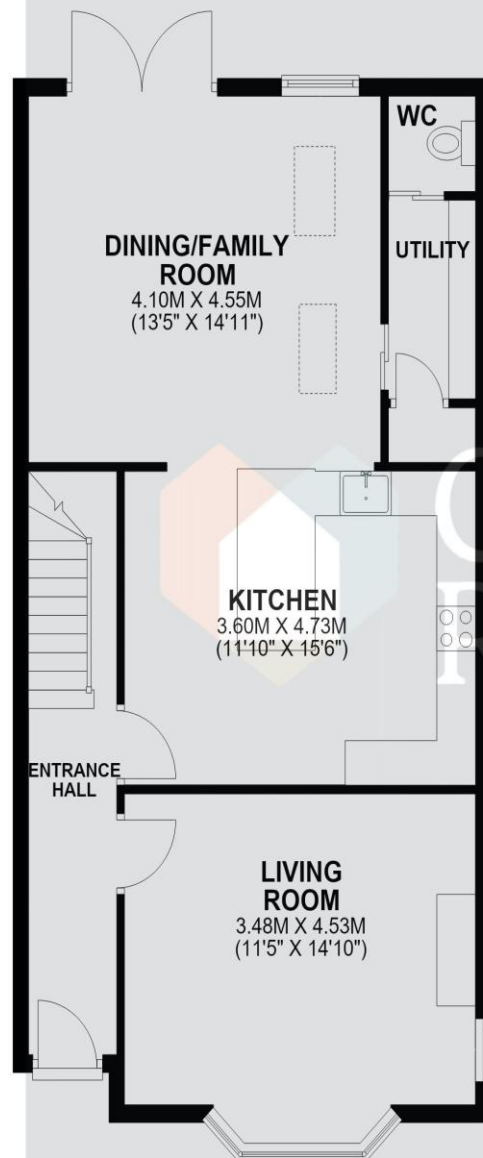
The annexe also enjoys its own private outdoor spaces. A front patio, accessed directly from the kitchen, is ideal for al fresco dining, while a separate side garden offers a pleasant combination of lawn and gravel areas, complemented by established shrubs, flowers and a pergola. The holiday let has proved highly successful and remains much in demand with the current owners. Holiday letting is permitted for a maximum of 30 days, while use as an annexe for family accommodation is not subject to this restriction. Combining period charm, well-presented accommodation and a versatile detached annexe, this is a rare opportunity to acquire an attractive and affordable home offering excellent flexibility for multi-generational living, guest accommodation or an additional income stream.





GROUND FLOOR

APPROX. 65.9 SQ. METRES (709.5 SQ. FEET)

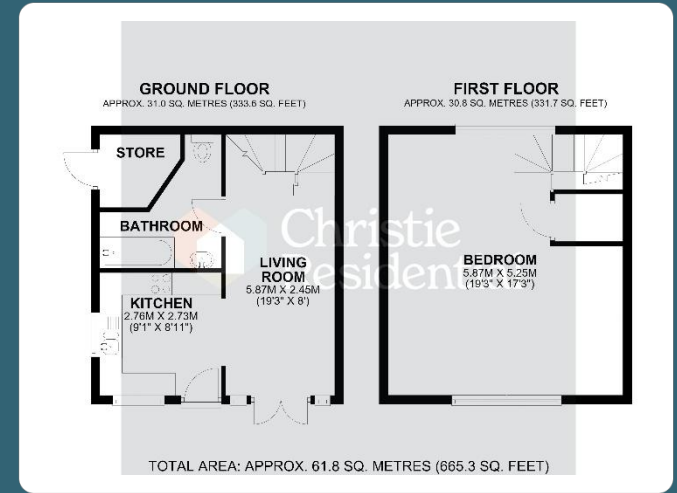


FIRST FLOOR

APPROX. 54.3 SQ. METRES (584.2 SQ. FEET)



TOTAL AREA: APPROX. 120.2 SQ. METRES (1293.7 SQ. FEET)



Directions

Leave Abergavenny town centre on Monmouth Road, entering the roundabout take the immediate first left and follow the driveway to the house. The What3Words reference is: [///pigment.suitably.pity](https://www.what3words.com/pigment.suitably.pity)

USEFUL information

COUNCIL TAX: Band E. The local authority is Monmouthshire County Borough Council – 01633 644644

SERVICES: We understand that mains gas, electricity & water are connected to the property. Drainage is via a sewage treatment plant shared with two neighbours. The house is heated with a mains gas fired boiler to radiators, and the annexe is heated with a bottled gas fired boiler to radiators. Superfast broadband is available (provided by Openreach) with an estimated maximum speed of 77 mbps. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

TENURE: We believe the property to be Freehold. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.

VIEWING: Strictly by prior appointment via Christie Residential on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, Christie Residential.

Consumer Protection from Unfair Trading Regulations 2008.

Please be aware that neither **Christie Residential** nor the sellers have tested any apparatus, equipment, fixtures and fittings or services, unless otherwise advised, and therefore it cannot be verified that they are in good working order and fit for the purpose. As a result, buyers are advised to obtain verification from their Solicitor, Surveyor or suitably qualified tradesman regarding these matters. Unless otherwise stated, **Christie Residential** have not had sight of the title documents therefore buyers are advised to obtain verification from their Solicitor as to the Tenure of a Property. Items shown in photographs are not necessarily included in the sale unless specifically stated in the sales particulars but may be available to purchase by separate negotiation. Buyers must check the availability of a property before embarking on any journey to conduct a viewing. It is an explicit condition of these sales particulars that all appointments to view and any subsequent negotiations are conducted exclusively via **Christie Residential**, as owners' agents.