Estate Agents

Taylor & Co

Abergavenny

Castle Hill

Raglan, Usk NP15 2DT

Offers over

£365,000

Castle Hill

Raglan, Usk, Monmouthshire NP15 2DT

A modern, semi detached cottage style house located in the very heart of the cherished village of Raglan | Reception Hall | Toilet | Spacious Living Room
Attractively fitted Kitchen & Utility Area | Three bedrooms | En Suite to the master bedroom | Family bathroom with four piece suite
Large rear garden | Integral garage | Excellent road connections to Newport (19 miles) Cardiff (32 miles) Bristol (30 miles) Abergavenny (9 miles) Monmouth (8 miles)
The village benefits from local convenience store, primary school, doctors' surgery, petrol station, chemist, butchers and petrol station

This charming, cottage style home enjoys an exceptional position at the heart of this enduringly popular village whilst being just steps away from the local hostelry, the high street with its range of shops, as well as a primary school and library. The property which is exceptionally well presented provides spacious accommodation that comprises a reception hall, ground floor toilet, spacious living room, kitchen/breakfast room with utility area, three spacious bedrooms with en suite facility to the master bedroom and a family bathroom along with a large rear garden and integral single garage.

SITUATION | This deceptively spacious and charming home is centrally situated within the conservation area at the heart of the village of Raglan 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, having been the scene of 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, cycling, pony trekking and a 9 hole golf course all prevalent nearby.

Local facilities in the village include a highly regarded primary school, doctors' surgery and pharmacy, a 14th Century church, an historic medieval castle, 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 and Tesco mini market 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.

ACCOMMODATION

HALLWAY | Entered from the front via a double glazed door with letter box and matching double glazed panel, staircase to the first floor with carved timber balustrade and understairs cupboard, wall mounted central heating thermostat, radiator, ceiling mounted mains operated smoke alarm.

TOILET | Fitted with a white suite with chrome fittings and including a low flush toilet, corner wall mounted wash hand basin, frosted double glazed window to the front, radiator, riven tiled flooring.

LIVING ROOM | A spacious, light and airy room with bi-fold doors opening to the rear garden, two radiators, double glazed window to the front with fitted vertical blind, three wall lights, television aerial point, telephone point.

KITCHEN/BREAKFAST ROOM | Attractively fitted with a matching range of modern floor and wall units incorporating drawers and cupboards with contrasting fitted worktops and tiled splashback, inset one and a half bowl single drainer sink unt with mixer tap, built in electric double oven and four ring halogen hob with matching cooker hood over, integrated dishwasher and fridge/freezer both with matching décor panels, two glass fronted wall display cupboards, radiator, inset ceiling downlighters, under stairs storage cupboard with bi fold door, double glazed window with fitted venetian blind to the rear.

UTILITY AREA | With space and plumbing for washing machine, fitted worktop space and wall

cupboard, inset ceiling downlighters, wall mounted 'Potterton' gas fired combination type boiler providing heating and hot water throughout the property, personal door to the garage and double glazed entrance door opening to the rear garden.

FIRST FLOOR

LANDING | With access to all first floor rooms and a ceiling mounted mains operated smoke alarm, loft access hatch, large walk in storage/airing cupboard with slatted shelving and radiator.

BEDROOM ONE | Double glazed windows to both the front and rear aspects, two radiators, ceiling light/fan, door to: -

EN SUITE | Fitted with a modern suite in white with chrome fittings and comprising a vanity wash hand basin unit with mixer tap and storage cupboards beneath, low flush toilet with concealed push button dual flush cistern, large step in shower cubicle with chrome thermostatic shower unit, chrome ladder style radiator, high level small double glazed window, walls fully tiled around the sanitaryware, tiled flooring.

BEDROOM TWO | Double glazed dormer window to the front, radiator.

BEDROOM THREE | Double glazed dormer window to the front, radiator, built in single wardrobe.

FAMILY BATHROOM | With partly reducing ceiling height and being fitted with a modern four piece suite in white with chrome fittings and comprising a panelled bath with central mixer tap and flexi hose shower head attachment, low flush toilet with push button dual flush cistern, vanity wash hand basin unit with mixer tap and storage cupboards beneath, fully tiled corner shower cubicle with curved sliding doors and 'Triton' electric shower unit, contrasting riven tiled flooring, frosted double glazed window to the side, electric shaver point, wall mounted extractor fan.

FRONT | To the front the property has an open frontage to Castle Hill and access to an integral single garage.

GARAGE | With up and over door from Castle Hill, gas meter, electric meter and consumer unit, electric points and light, personal door to the utility area, ceiling mounted mains operated smoke alarm.

REAR | From the rear the garden opens onto a full width timber decked sitting area with matching timber balustrade and steps leading down to the principal area of garden that has been laid with slate gravel for ease of maintenance. This area of the garden is enclosed by hedge and timber fencing and an access gate in the rear fence leads to a further area of garden, triangular in shape backing onto the Barton Brook.

GENERAL

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

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

Council Tax | Band E (Monmouthshire County Council)

EPC Rating | Band C

Flood Risk | Low flood risk from rivers or surface water according to Natural Resources Wales.

Covenants | The property is registered with HMLR, Title Number CYM570180. There are no 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. Refer to Monmouthshire Planning.

Broadband | Fibre connection to the cabinet as well as copper wire connection available. According to Openreach.

Mobile network | 02, Three, EE, Vodaphone indoor coverage.

Viewing Strictly by appointment with the Agents
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Reference AB522

Floorplan

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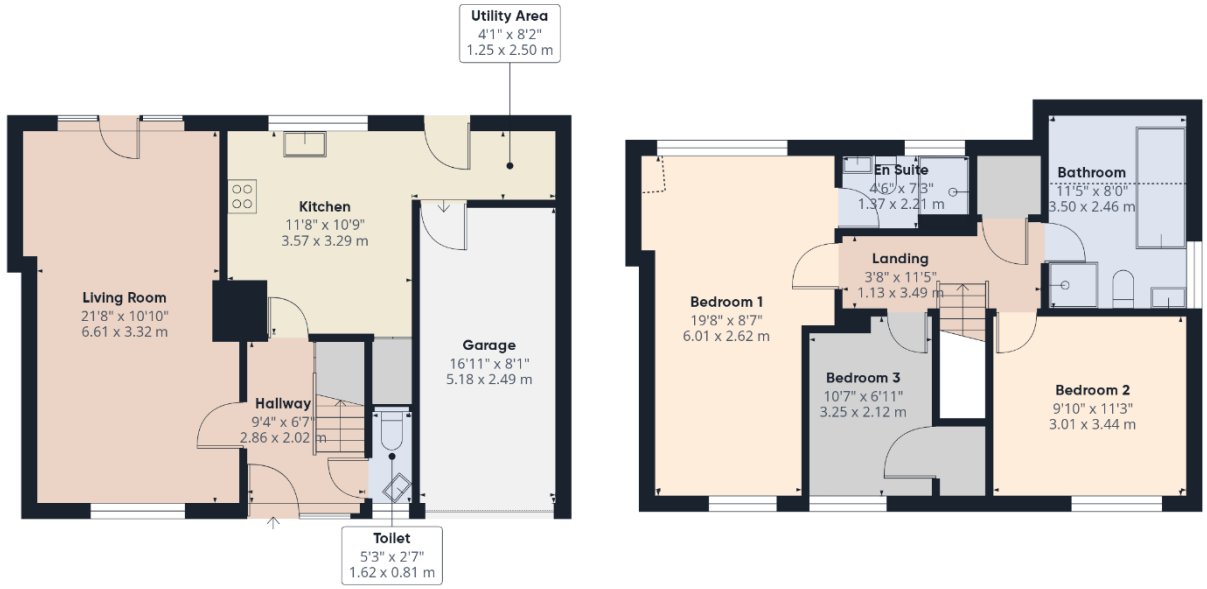

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Approximate total area(1)

1202 ft²

111.6 m²

Reduced headroom

33 ft²

3.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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These particulars have been compiled with reference to our obligations under THE DIGITAL MARKET, COMPETITION & CONSUMER ACT 2024: 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.