



RAGLAN

Guide price **£300,000**



18 SUNNYVALE

Raglan, Usk, Monmouthshire NP15 2EF



Detached bungalow renovated and upgraded
by the current owners
Cul-de-Sac location within picturesque Raglan

Tucked away in a cul-de-sac, this detached bungalow enjoys an enviable setting in the charming and historic village of Raglan, Monmouthshire. The location offers a perfect blend of rural tranquillity and everyday convenience, with a range of local amenities including a traditional butcher's shop, hairdressers, welcoming village pubs, a well-regarded primary school, and a doctor's surgery, all within easy reach. The village is steeped in history, with the impressive Raglan Castle providing a striking focal point and a popular destination for leisurely walks and exploration.

Beyond the village, the nearby market towns of Monmouth and Abergavenny offer a wider selection of shops, restaurants, and leisure facilities. For those needing to travel further afield, the property benefits from excellent road and rail connections, making it an ideal base for commuting to Cardiff, Bristol, London, and the Midlands while still enjoying a peaceful village lifestyle.



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KEY FEATURES

- Detached Bungalow
- Upgraded and renovated by the current owners
- 2 Double Bedrooms
- Sitting room with ornate log-burner
- Enclosed rear garden
- Cul-de-Sac location



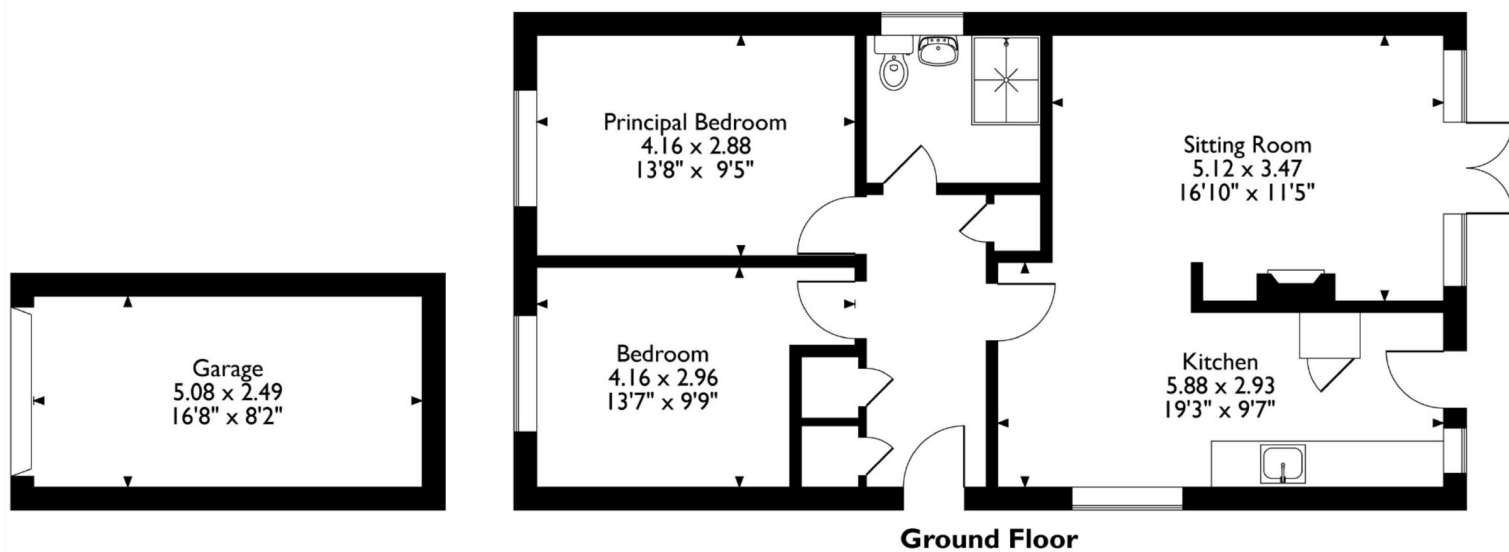
STEP INSIDE



Stepping into the property via the main entrance at the side, you are welcomed into a central hallway that forms the heart of the home. This well-proportioned space provides access to all principal rooms and benefits from built-in storage cupboards, ideal for coats, shoes, and everyday essentials, helping to keep the living areas clutter-free and organised.

To your right, a door opens into the main living space. The sitting room is generously sized and filled with natural light, thanks to French doors that open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. A striking feature fireplace forms a natural focal point, housing a log burner set upon a slate hearth, perfect for creating a cosy and inviting atmosphere during the cooler months.

18, Sunnyvale Raglan, Usk, Monmouthshire
Approximate Gross Internal Area
Main House = 70 Sq M/753 Sq Ft
Garage = 13 Sq M/140 Sq Ft
Total = 83 Sq M/893 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.

Adjacent to the sitting room is the fitted kitchen, which is both practical and well-appointed. A window to the side and a door leading out to the rear garden ensure the space feels bright and airy. The kitchen is fitted with a range of white units, complemented by grey countertops and matching splashbacks for a clean, contemporary finish. There is an integrated double oven and induction hob with an extractor hood above and an integrated dishwasher, along with space to accommodate a table and chairs, making it an ideal spot for casual dining.

Positioned at the front of the property are two comfortable double bedrooms, both enjoying pleasant views over the front garden. These rooms are well-proportioned and versatile, with one currently arranged as a second living room, offering flexibility to suit a variety of needs, whether as a guest bedroom, home office, or additional reception space.

Completing the accommodation is a modern shower room, accessed from the main hallway. Fitted with a stylish white suite, the space also incorporates built-in storage and a walk-in shower, designed for both ease of use and everyday convenience.

Overall, the bungalow offers a well-balanced layout with bright, functional spaces, perfectly suited to comfortable, single-level living.

STEP OUTSIDE



Stepping outside, the property continues to impress with thoughtfully designed, low-maintenance gardens to both the front and rear. To the front, the garden is mainly laid to stone chippings, complemented by well-stocked shrub borders and mature trees that provide both colour and privacy. A paved patio area offers an ideal spot for outdoor seating, perfect for enjoying a morning coffee or watching the world go by.

A gated driveway runs alongside the property, providing ample off-road parking and leading to a detached single garage, offering additional storage or workshop space.

To the rear, the enclosed garden has been designed with ease of upkeep in mind, featuring a generous paved patio area that is perfect for al fresco dining and entertaining. Raised flower beds and stone chipping borders add interest and structure, while an area of artificial turf introduces a welcome splash of greenery. There is also plenty of space for pots and planters, allowing keen gardeners to add their own personal touch.

AGENT'S NOTE

We are advised that the property is clad partly concrete board to the front and composite to the side.

INFORMATION

Postcode: NP15 2EF

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

What3words: surfacing.bluffing.tinkle



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	77
(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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