



9 Ethley Drive, Raglan, Usk. NP15 2FD
£380,000
Tenure Freehold

- ATTRACTIVE DETACHED FAMILY HOME
- POPULAR VILLAGE LOCATION
- ENTRANCE HALL & GROUND FLOOR WC
- LOUNGE OPENING TO DINING ROOM
- KITCHEN/BREAKFAST ROOM
- 3 BEDROOMS
- FAMILY BATHROOM & EN-SUITE SHOWER ROOM
- DRIVEWAY & INTEGRAL GARAGE
- PRIVATE ENCLOSED REAR GARDEN
- NO CHAIN

An attractive 3 bed detached property situated on this popular modern development on the fringe of Raglan village. The property benefits from a driveway leading to an integral garage and private enclosed rear garden.

An entrance hall with stairs to first floor and cloakroom/wc. A good size lounge opens to the dining room having patio doors to rear. The kitchen breakfast room is fitted with an extensive range of wall and base units extending to an peninsular breakfast bar. Patio doors open to the rear garden.

Upstairs a landing leads to 3 bedrooms. The master having a built in wardrobe and en-suite shower room. A family bathroom serves the remaining bedrooms with shower over bath.

Outside: To the front: A garden planted with shrubs, driveway providing access to garage, main entrance and side access. To the rear: A patio area overlooks a private garden laid to lawn having raised deck area enclosed by fencing.

Garage: Accessed via an up and over door, door leading to breakfast room

Services:

All mains services connected

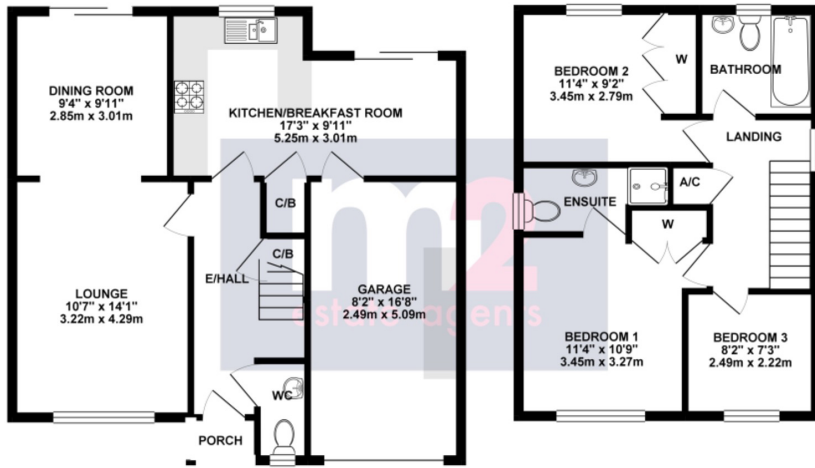
Council Tax Band:

E



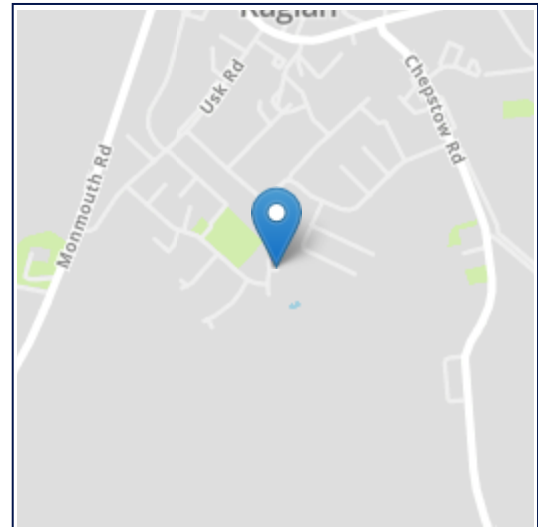
GROUND FLOOR 653.70 sq. ft.
(60.73 sq. m.)

1ST FLOOR 421.63 sq. ft.
(39.17 sq. m.)



TOTAL FLOOR AREA: 1075.34 sq. ft. (99.90 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, Scotland & Wales	73	83
	EU Directive 2002/91/EC	

All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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I/We acknowledge that I/we have read and understand your terms letter and that these property (9 Ethley Drive, Usk, NP15 2FD) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____