

5 Fayre Oaks, Raglan, Usk. NP15 2HA
£400,000
Tenure Freehold

- NO CHAIN
- 4 DOUBLE BEDROOMS
- 2 BATH/SHOWER ROOMS
- LOUNGE
- REFITTED KITCHEN/DINER

- GARAGE & LONG DRIVEWAY
- VERSATILE ACCOMMODATION
- LARGE GARDENS
- SEMI RURAL VILLAGE
- CLOSE TO FACILITIES

A spacious detached dormer style property offering versatile accommodation within Raglan village, lying within easy access of a wide range of amenities and the A40 & A449. The property occupies a good size plot with large gardens to the front and rear, along with a tandem driveway leading to the garage.

A Upvc entrance porch opens to a hallway with stairs to the first floor and parquet flooring. The lounge has a feature fireplace and large window overlooking the front garden. Refitted with an extensive range of units, the kitchen/diner with peninsular island has ample space for table and chairs and external side access door. Two double bedrooms and a modern bathroom are also on the ground floor.

Upstairs a landing provides access to two further double bedrooms, both with built in wardrobes and a modern shower room.

Outside the large front garden is laid mainly to lawn, paths provide access to the main entrance, a seating area and gated side access. The fully enclosed rear garden features a patio area, raised level lawn and secondary seating area. A five bar gate leads to long driveway and garage running parallel to the garden.

Services:

All mains services connected

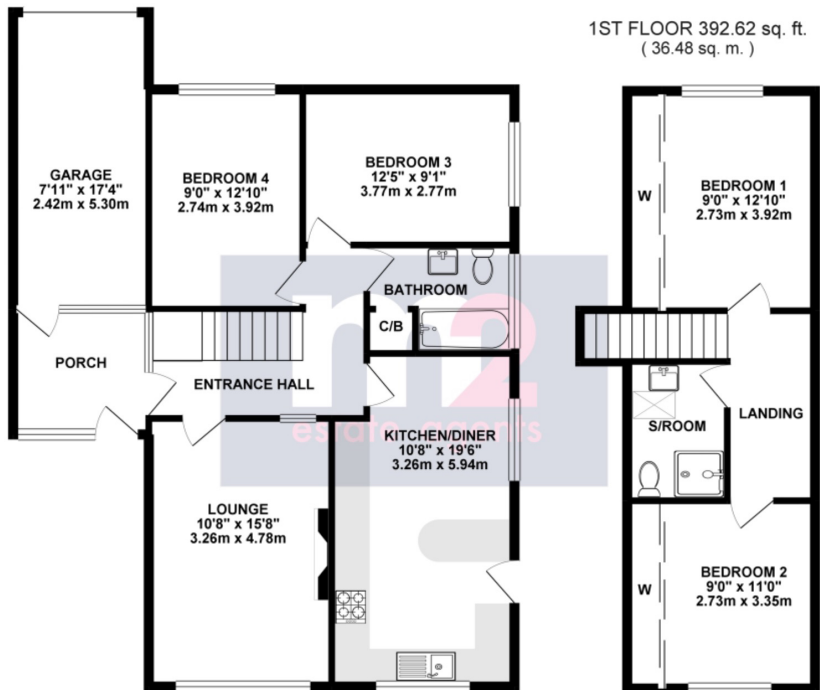
Council Tax Band:

E

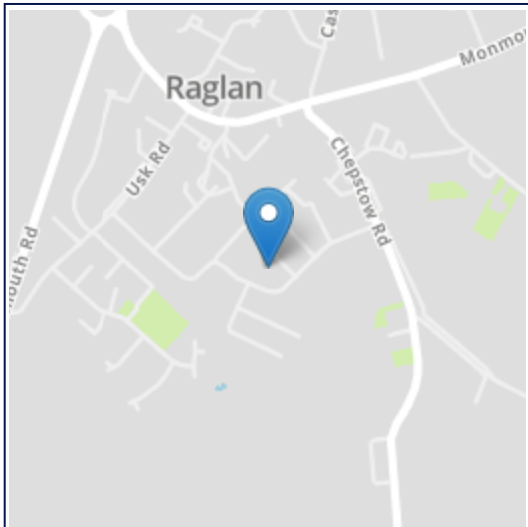


GROUND FLOOR 943.31 sq. ft.
(87.64 sq. m.)

1ST FLOOR 392.62 sq. ft.
(36.48 sq. m.)



TOTAL FLOOR AREA - 1335.94 sq. ft. (124.11 sq. m.) approx.
While 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 misstatement. 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 is given 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)		84
B		
(69-80)		
C		
(55-68)	65	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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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