m2 estate agents

4 Ethley Drive, Raglan, Usk. NP15 2FD

£395,000

Tenure Freehold

- EXCEPTIONALLY WELL PRESENTED DETACHED FAMILY HOME
- POPULAR LOCATION WITHIN RAGLAN VILLAGE
- ENTRANCE HALL & GROUND FLOOR WC
- LOUNGE OPENING TO DINING ROOM
- CONTEMPORARY KITCHEN/BREAKFAST ROOM
- 3 BEDROOMS
- MODERN FAMILY BATHROOM & ENSUITE SHOWER ROOM
- DRIVEWAY AND GARDEN TO FRONT
- INTEGRAL GARAGE
- LEVEL ENCLOSED REAR GARDEN

19 Bridge Street, NP15 1BQ
M2 Estate Agents Usk 01291 672827
www.m2ea.co.uk

An exceptionally well-presented, detached family home situated within Raglan Village, close to an excellent range of amenities.

The property occupies a pleasant corner plot with level gardens to the front and rear, backing onto the local park.

To the ground floor: An entrance hall with stairs to the first floor and a cloakroom/wc off. A good-size lounge with a feature fireplace opens to the dining room, having doors to the rear garden.

The contemporary kitchen/breakfast room is fitted with an extensive range of wall and base units incorporating lit display cabinets and a peninsula breakfast bar. French doors provide access to the rear garden.

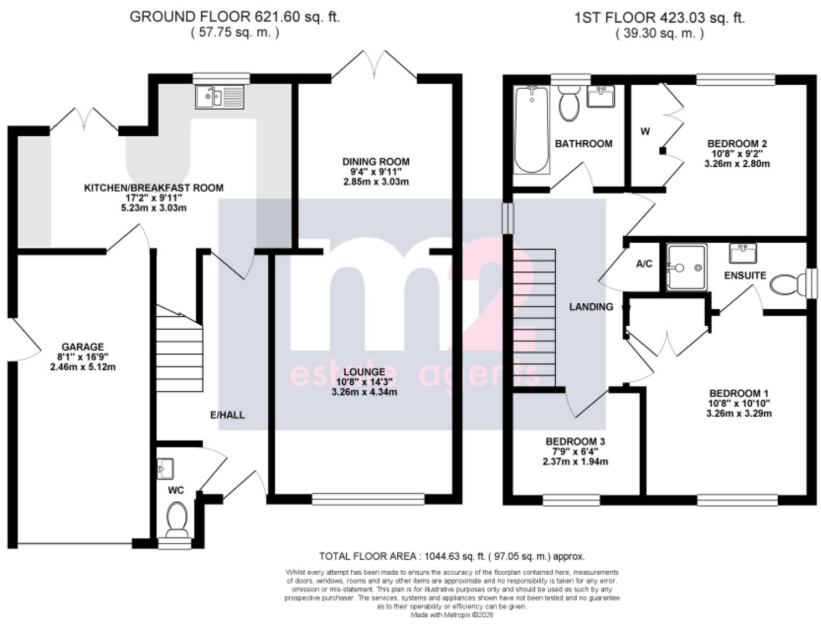
To the first floor: A wide landing leads to three bedrooms, two having built-in wardrobes. The master benefits from a refitted en-suite shower room. A modern family bathroom serves the remaining bedrooms with a shower over bath.

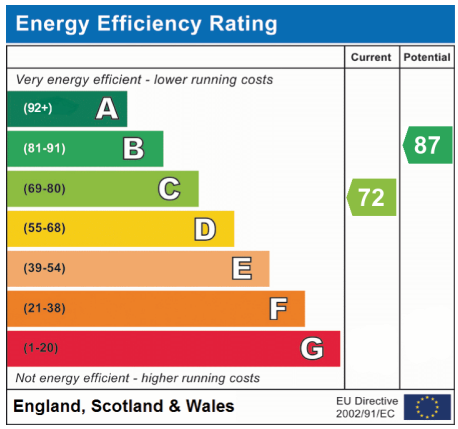
Outside: A driveway provides parking with an easily maintained garden laid with chippings. Paved pathways lead to the main entrance and side access.

To the rear: A patio area leads onto a level garden laid mainly to lawn, with a base for a shed, all enclosed by fencing.

Garage: Accessed via an up-and-over door, with power and light. Doors to the side and kitchen/breakfast room

Services:
All mains services connected
Council Tax Band:
E





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 (4 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 _____