



7 Beaufort Gardens, Raglan, Usk. NP15 2DP
£375,000
Tenure Freehold

- EXCEPTIONALLY WELL MAINTAINED SEMI DETACHED PROPERTY
- LARGER THAN AVERAGE FAMILY ACCOMMODATION
- ENTRANCE HALL
- GOOD SIZE LOUNGE
- MODERN KITCHEN DINER OPENING TO GARDEN
- USEFUL UTILITY ROOM & GROUND FLOOR WC
- 3 GOOD-SIZED BEDROOMS (FORMERLY 4)
- SUPERB CONTEMPORARY FAMILY BATHROOM
- EASILY MAINTAINED, PAVED ENCLOSED REAR GARDEN
- USEFUL FORMER GARAGE PROVIDING STORE

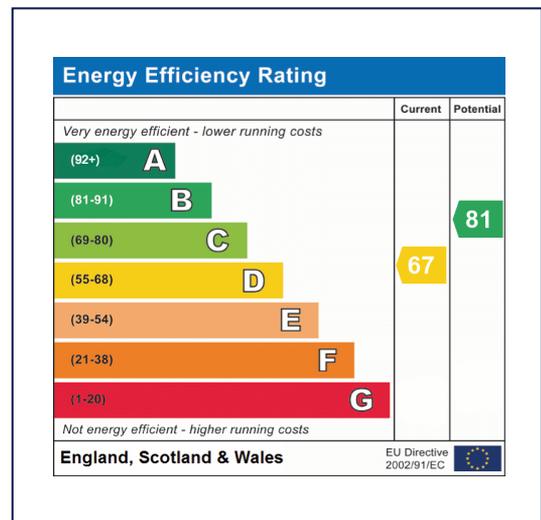
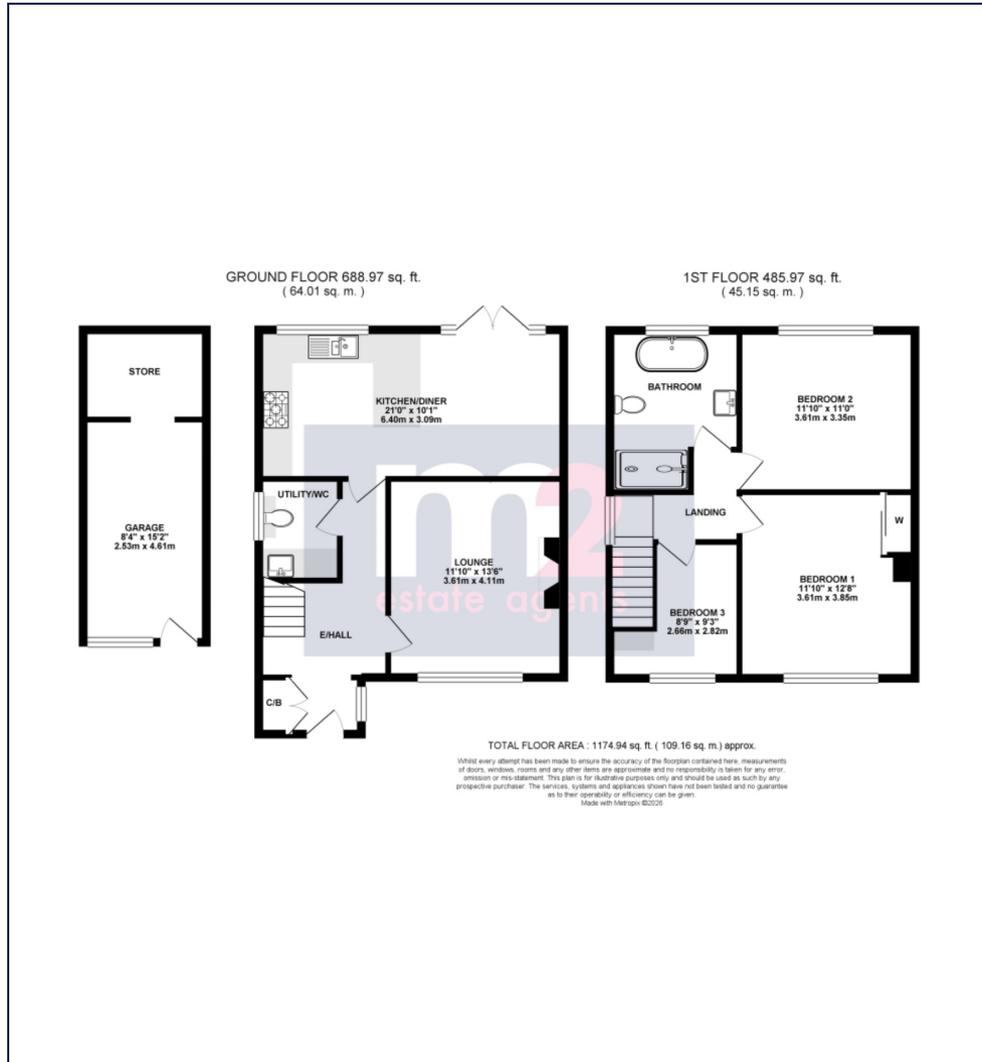
A larger-than-average and exceptionally well-presented three-bedroom (formerly four) semi-detached property situated within Raglan Village. The property has been renovated to a superb standard by its present owners, which has included a full-width kitchen/diner opening to the garden, utility room, and contemporary first-floor bathroom.

To the ground floor: An entrance hall with stairs to the first floor and a storage cupboard. A good-size lounge with a feature fireplace enjoys an outlook to the front. The separate kitchen/diner is fitted with a modern range of wall and base units extending to a peninsular breakfast bar, integral appliances. A useful utility room/w/c leads off the main hallway.

To the first floor: A landing leads to three bedrooms, one with built-in wardrobes, a contemporary refitted bathroom with a freestanding bath and oversized walk-in shower cubicle.

Outside: To the front a garden laid to lawn with a driveway extending to the side. To the rear an easily maintained paved garden enclosed by fencing with a raised bed. A former garage provides a useful store and utility area.

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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