



47 Sunnyvale, Raglan, NP15 2EF
Three Bedroom Semi-Detached Property

Guide Price of
£299,000

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Three Bedroom Semi-Detached Property.

Overview

- Semi-Detached Property
- Three Bedrooms
- Kitchen/Dining Room
- Beautifully Presented Throughout
- Modernized by Current Owners
- Gas Central Heating
- Double Glazing
- Garage with Driveway Option
- Close to Local Primary School



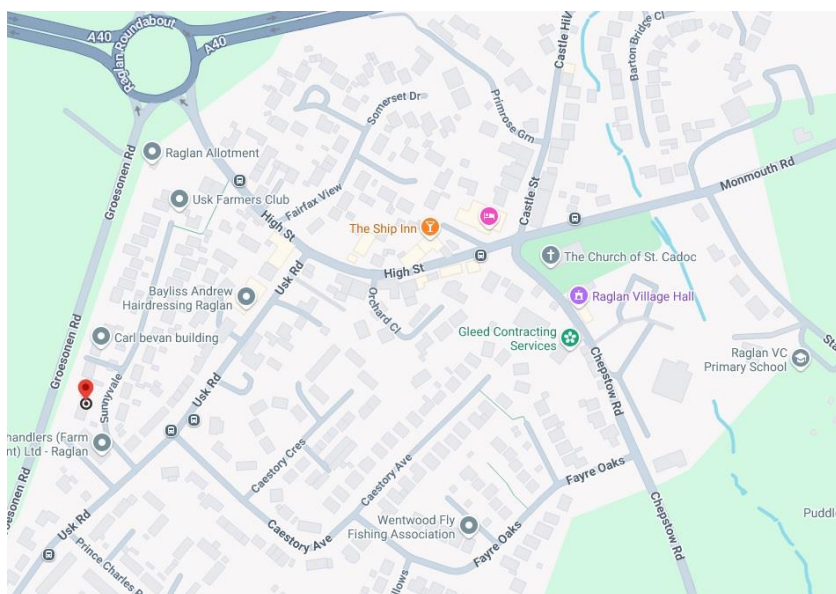
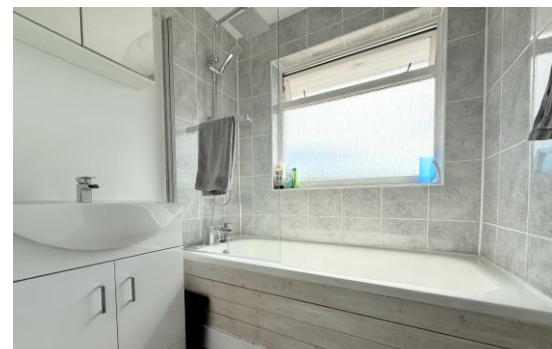
A beautiful family home which has been updated by the current owners.



Searching for a lovely family home in the sought after village of Raglan?? This beautifully presented Three Bedroomed Semi-Detached House could be just for you! Modernised and upgraded throughout, this lovely house offers accommodation comprising: Light and Airy Entrance Hall, Lounge, Newly Fitted Kitchen/Diner with an array of quality units and integrated appliances, Three Bedrooms and Newly Fitted Bathroom to the first floor. The house has Gas Central Heating with a combination boiler and Upvc Double Glazing throughout.



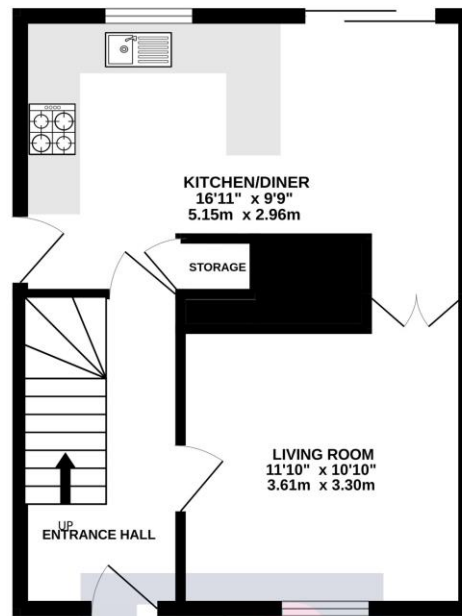
The property is accessed via the rear elevation which has a private enclosed garden which could be adapted for additional parking if required subject to planning which lies alongside a single garage. Pedestrian gated access at the side leads to a beautiful picturesque front garden with patio area and lawn beyond. This area has no vehicular access and is therefore a safe space for children. Call us now to arrange a viewing!



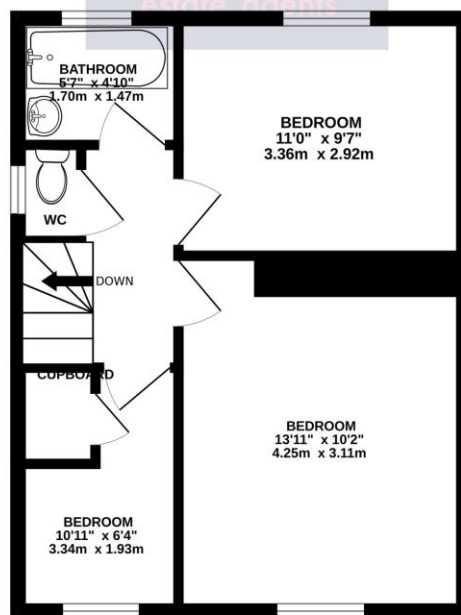
Location

The village of Raglan benefits from amenities such as post office, hairdressers, butchers, public houses, petrol station, fish and chip shop, pharmacy, Tesco metro, a primary school, doctor's surgery, and Golf Club. Easy access to major road links: The A40 links to the A449/A465. The picturesque town of Usk is just 7 miles from the property, and the historic town of Abergavenny is approximately 9 miles, and Monmouth approximately 7 miles.

GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 818sq.ft. (76.0 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		85
(81-91) B		
(69-80) C		60
(55-68) D		
(39-54) E		
(21-38) F		35
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive

Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

11 Cross Street, Abergavenny, NP7 5EH

Tel: 01873 8563 856388

Email: abergavenny@m2ea.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.