

**Broom Cottage, Broom Lane, Rhiwlas, Raglan
. NP15 2HN
£425,000
Tenure Freehold**

- WELL MAINTAINED DETACHED COTTAGE
- RURAL HAMLET WITHIN EASY ACCESS OF RAGLAN
- ENTRANCE HALL
- LOUNGE WITH WOOD BURNER
- KITCHEN/DINER WITH PANTRY
- 3 BEDROOMS
- MODERN FAMILY BATHROOM
- WELL MAINTAINED GARDENS WITH BORDERING BROOK
- GARAGE & PARKING

Situated in this small rural hamlet within easy access of Raglan village & the A449, this detached attractive cottage style property occupies good size gardens boarded by a meandering brook with rural outlook.

A pitched open porch leads to an entrance hall with stairs to the first floor. A good size lounge with parquet floor benefits from a wood burner in brick fireplace.

The full width kitchen/diner is fitted with a modern range of wall and base, units having hardwood work surfaces with walk in pantry housing an oil fired boiler. A slate floor extends to the dining area with feature brick wall and central fire place with wood burner.

Upstairs the landing leads to 3 bedrooms all with rural views. The family bathroom features a large walk in shower, bath, pedestal sink and low level w/c, heated towel rail.

Outside a brick paved hard standing leads to the garage. A gravelled area provides parking, with a triangular lawned garden partially enclosed by fencing, to the side. A stable door from the kitchen opens to a decked sun terrace enclosed by picket fencing with storage beneath. Steps lead down to a garden laid to lawn, having randomly planted trees, bordered by a brook.

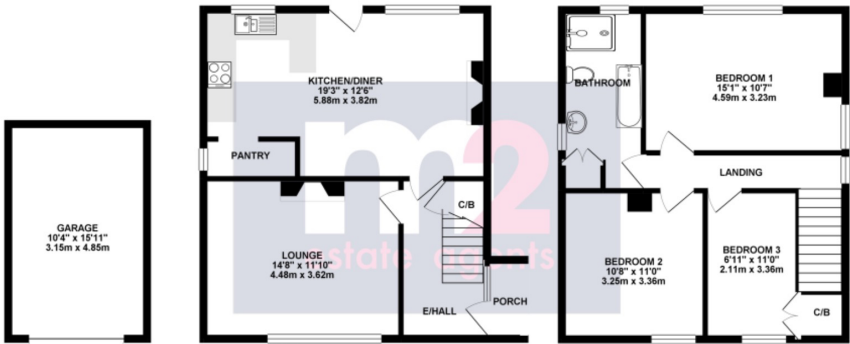
Services:
Mains electric & water, private drainage, oil heating.

Council Tax Band:
F



GROUND FLOOR 695.33 sq. ft.
(64.60 sq. m.)

1ST FLOOR 514.98 sq. ft.
(47.84 sq. m.)



TOTAL FLOOR AREA : 1210.31 sq. ft. (112.44 sq. m.) approx.
While every effort 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 for 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.
Made with Hinge 6/2/22



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	41
(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.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.