



RAGLAN

Guide price £400,000



 ARCHER & Co

www.archerandco.com

To book a viewing call 01291 672212

33 CAESTORY AVENUE

Raglan, Usk, Monmouthshire NP15 2EH



Four bed detached home
Single garage and driveway
Cul-de-sac setting

Welcome to this charming 4-bedroom detached home nestled in a tranquil cul-de-sac in the picturesque village of Raglan. Boasting a prime location, residents enjoy easy access to a wealth of amenities in Raglan, including the iconic Raglan Castle, steeped in history and allure. Beyond the village borders, the neighbouring towns of Usk, Monmouth, and Abergavenny beckon with additional conveniences and cultural delights.

For commuters, Raglan offers an ideal hub. With seamless road and rail connections, larger urban centres such as Newport, Cardiff, and Bristol are within easy reach, facilitating effortless travel for work or leisure.

Furthermore, accessibility extends to the Midlands, providing a myriad of possibilities for those seeking a well-connected lifestyle. Embrace the tranquility of village living without compromising on connectivity in this delightful Raglan residence.



Guide price
£400,000



KEY FEATURES

- Detached residence
- Four bedrooms
- Two reception rooms
- Ground floor shower room
- Single garage and driveway
- Cul-de-sac setting



STEP INSIDE



As you step through the main door at the side of the house, you're greeted by the inviting main entrance hallway, the heart of this charming home. The staircase gracefully ascends to the first-floor landing, hinting at the allure of the upper levels. Doors branch off the hall, leading to the majority of the ground floor rooms.

To your right, the main reception room beckons. The lounge exudes warmth and comfort, featuring a large picture window that frames the verdant front garden like a living portrait. A focal point emerges in the form of a feature fireplace, adorned with a tiled surround, inviting cosy gatherings on chilly evenings.

An additional glazed window in the hallway bathes the space in natural light, creating an airy ambience.

From the main hallway, a second reception room awaits. The dining room boasts a window to the side, providing a serene setting for shared meals and lively conversations.

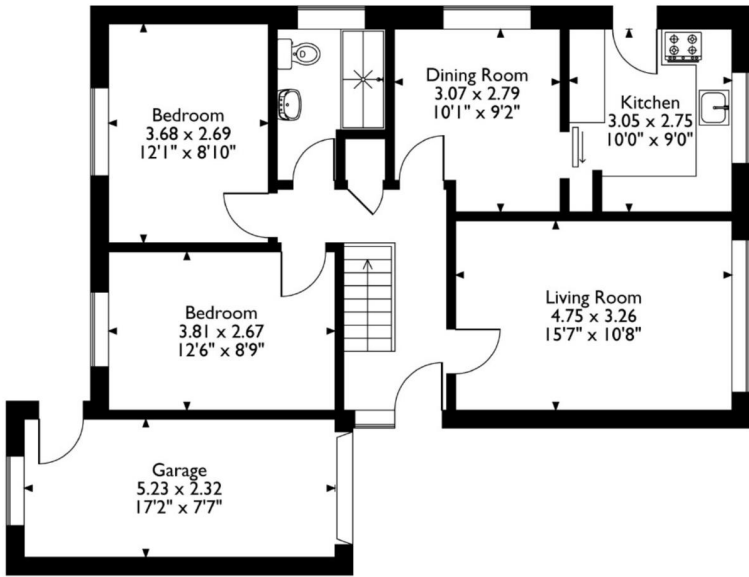
An interconnecting door seamlessly leads to the fitted kitchen, a culinary haven equipped with modern wall and base units.

Ample space for appliances, including plumbing for a washing machine, ensures practicality alongside style. With windows to the front and a door to the side granting access to the exterior, the kitchen effortlessly merges functionality with convenience.

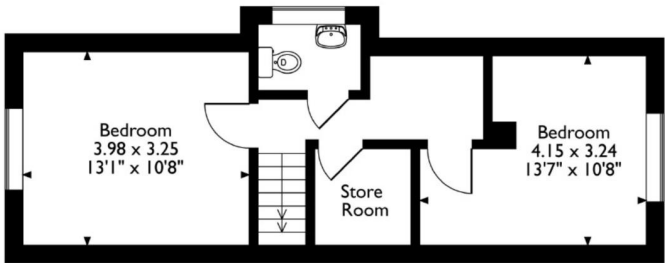
Traverse further, and you'll discover two tranquil bedrooms nestled to the rear of the house. Each room boasts windows overlooking the serene rear garden, inviting peaceful slumber and tranquil mornings.

A ground floor shower room awaits, adorned with a contemporary white suite, featuring a double shower enclosure, w/c, and wash hand basin, offering both style and functionality in equal measure.

Approximate Gross Internal Area
Main House = 102 Sq M/1098 Sq Ft
Garage = 12 Sq M/129 Sq Ft
Total = 114 Sq M/1227 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Ascending to the first floor, the allure continues with two spacious double bedrooms. A cloakroom, fitted with a w/c and wash hand basin, provides convenience for upper-level occupants.

Additionally, a generous walk-in store cupboard and access to eaves storage promise ample space for cherished belongings, completing this enchanting journey through this delightful Raglan residence.

STEP OUTSIDE



Step outside and embrace the tranquility of this enchanting Raglan residence. To the front, a verdant lawned garden welcomes you, adorned with mature hedged and shrub borders, offering a serene backdrop to the charming facade.

A driveway gracefully extends from the front to the side of the house, providing ample off-road parking for multiple vehicles and leading to a convenient single garage, complete with an up-and-over door for easy access. An interconnecting door seamlessly links the garage to the rear garden, facilitating effortless outdoor endeavours.

Venture further, and you'll discover the enclosed rear garden, a verdant oasis awaiting exploration. The majority of the space is laid to lawn, providing a canvas for outdoor activities. A raised paved patio at the rear beckons for al fresco gatherings, while a secondary paved patio to the side offers an idyllic spot for morning coffee or evening relaxation. Additional amenities include a timber garden shed and greenhouse, nestled amidst mature shrub and hedged borders, completing this enchanting outdoor sanctuary.

INFORMATION

Postcode: NP15 2EH

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

From our offices head north east on Bridge Street, the A472, bearing left by the school onto Monmouth Road, after approximately 4 and a half miles turn right into Raglan. Take the right hand turning into Caestory Crescent. Follow Caestory Crescent around which in turn joins onto Caestory Avenue and number 33 can be found on the left hand side towards the end of the cul de sac.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		85
B (81-91)		
C (69-80)		
D (55-68)	64	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

25 Bridge Street, Usk, NP15 1BQ
 01291 672212
 usk@archerandco.com
 www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.