



 **peter
alan**

 4  2  3

Ty Rhos Monmouth Road, Raglan Usk
offers in the region of £675,000

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About the property

Situated in the heart of the highly sought-after village of Raglan, this beautifully presented four-bedroom detached residence occupies a generous and level plot, extending to just under a quarter of an acre. The property has been thoughtfully updated and meticulously maintained by the current owner, offering a superb blend of refined country living with modern convenience.

The well-proportioned accommodation briefly comprises an inviting entrance porch leading into a welcoming hallway, a formal dining room, elegant sitting room, spacious kitchen/breakfast room, study, cloakroom/WC, utility room, and a delightful summer room overlooking the gardens.

To the first floor, there are four bedrooms, including a well-appointed principal bedroom with en-suite facilities, in addition to a stylish family bathroom.

Externally, the property is set within an enclosed plot with gated access, providing ample off-road parking and leading to a double garage. The gardens are predominantly level and feature a swimming pool with enclosure, creating an ideal setting for both relaxation and entertaining.

Raglan offers an excellent range of local amenities, including a post office, butchers, public houses, pharmacy, petrol station, and a Tesco Metro. The village also benefits from a well-

Accommodation

Location

The property is situated within the highly regarded village of Raglan, which offers an excellent range of local amenities including a post office, hairdressers, butchers, public houses, petrol station, fish and chip shop, pharmacy and a Tesco Metro. The village also benefits from a well-regarded primary school, doctor's surgery and golf club, making it an ideal choice for families and those seeking a well-served rural community.

The property enjoys excellent transport connections, with convenient access to the A40, linking to the A449 and A465, and providing onward routes to the M4 corridor and the Midlands. The picturesque town of Usk and the historic market towns of Abergavenny and Monmouth are all within easy reach, offering a wider selection of shopping, dining and leisure facilities.

Entrance Porch

Hallway

Dining Room

21' x 9' 10" (6.40m x 3.00m)

Sitting Room

18' 8" x 10' 10" (5.69m x 3.30m)

Kitchen/Dining Room

21' 10" x 10' 2" (6.65m x 3.10m)

Study

9' 10" x 8' 10" (3.00m x 2.69m)

Passage

Wc





Utility Room

Summer Room

9' 6" x 8' 10" (2.90m x 2.69m)

First Floor Landing

Bedroom One

21' x 9' 10" (6.40m x 3.00m)

Ensuite

Bedroom Two

11' 10" x 11' 2" (3.61m x 3.40m)

Bedroom Three

11' 10" x 9' 6" (3.61m x 2.90m)

Bedroom Four

11' 6" max x 9' 2" (3.51m max x 2.79m)

Bathroom

Outside

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying



out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

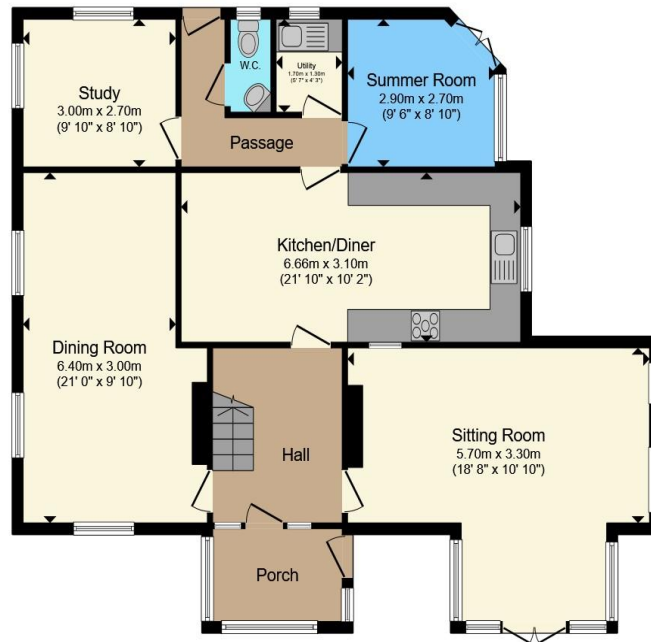




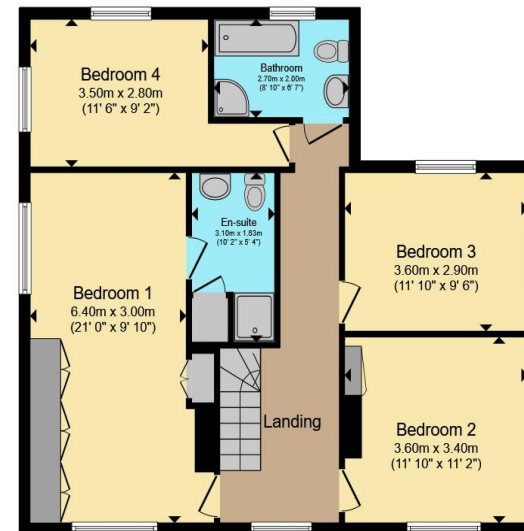


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Ground Floor



First Floor

Total floor area 185.7 m² (1,999 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Important Information

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