



Fairfax View,  
Raglan, Monmouthshire NP15 2DR

Estate Agents

Taylor & Co

Abergavenny

Asking Price  
£330,000

# Fairfax View

Raglan, Monmouthshire NP15 2DR

A Beautifully presented Semi Detached House located in the cherished village of Raglan

Sitting Room | Dining Room | Attractively fitted Kitchen | Toilet | Conservatory | Three bedrooms | First floor Shower Room | En suite facility  
Charming garden with Garden Room | Full Double Glazing | Gas central heating | Driveway and garage

Excellent road connections to Newport (19 miles) Cardiff (32 miles) Bristol (30 miles) Abergavenny (9 miles) Monmouth (8 miles)

The village benefits from a Tesco Express supermarket, doctors surgery, petrol station, chemist and butchers | NO ONWARD CHAIN

**This beautifully appointed, semi detached, house occupies an extremely convenient position whilst being just a short walk away from the local hostelry, the high street with its range of shops, as well as a primary school and library. This striking semi detached home offers contemporary living with impressive flexibility making it ideal for families or those seeking adaptable living space and blends modern design with practical living across two beautifully finished floors. Entered from the front via a light and airy open plan entrance porch and hallway with downstairs toilet, spacious sitting room with adjoining dining room that leads into an upgraded conservatory with solid roof and double doors opening to the garden. The kitchen is attractively fitted with ample cupboard space and a range of integrated appliances that you would expect for modern day living. To the first floor are three bedrooms and a family shower room plus an ensuite facility to the second bedroom both of which are fitted with modern, attractive sanitaryware. Outside there is an extensive driveway, large single garage, kitchen garden with raised beds and a beautiful Garden Room with adjoining patio.**

**SITUATION** | This beautiful home is situated within a cul-de-sac on the western fringe of the highly regarded village of Raglan within walking distance of local shops and amenities. Raglan is an enduringly popular village, sought after due to its community cohesiveness and favoured by young professionals, families, and retirees alike. The village is steeped in history being an ancient market town which has attracted bygone attention from royalty and nobility, having been the scene of battles although more latterly has become noted for being a tourist destination and an outlier of Monmouth. The area is a haven for outdoor sports enthusiasts with hiking, fishing, sailing, cycling, pony trekking and 9 hole golf course all prevalent nearby.

Local facilities within the area include a highly regarded primary school, doctors' surgery, a 14<sup>th</sup> Century church, an historic medieval castle, the Beaufort Arms Hotel and Restaurant, the Cripple Creek gastro pub, and for children, Raglan Farm Park. There are also several independent shops, a post office, Tesco Express supermarket, chemist, butchers, and a petrol station.

Raglan is surrounded by scenic countryside and walks yet is ideally placed to provide easy access onto the A40 and A449 which provide links to Abergavenny, Monmouth, and Newport and then further afield to the M50 and M4 for the Midlands, West Wales, Cardiff and central London. Raglan is located 8 miles from Monmouth via the A40 and in the opposite direction on the A40, 9 miles from Abergavenny. The regional centres of Newport (19 miles), Cardiff (32 miles) and Bristol (30 miles) and within a 25 minute, 40 minute and 45 minute drive respectively via the A449 and M4.

For more comprehensive shopping and leisure facilities, the ancient market town of Abergavenny has a railway station and an NHS Trust hospital, whilst Monmouth being almost equidistant, has a greater number of well-known high street shops including a Marks & Spencer Food Hall. The area is served well by schools for all ages in both the state and private sector and Raglan remains a good choice for those seeking private schooling but who don't wish to live inside the neighbouring larger towns as it has good links to Monmouth for the Haberdashers schools,

Newport for Rougemont and state schooling is widely available in Monmouth, Chepstow, and Abergavenny.

## **ACCOMMODATION**

**The accommodation is planned over two floors as shown in brief below.**

### **GROUND FLOOR**

Porch & Hallway  
Toilet  
Sitting Room  
Dining Room  
Conservatory with solid roof  
Fitted Kitchen

### **FIRST FLOOR**

Landing  
Bedroom One  
Bedroom Two  
En Suite to Bedroom Two  
Bedroom Three  
Family Shower Room

## **OUTSIDE**

Well maintained gardens to both the front and rear include an extensive driveway and single garage, small lawn and kitchen garden with raised beds plus a magnificent Garden Room with adjoining patio.

## **GENERAL**

**Tenure** | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

**Services** | Mains gas, electric, water and drainage are connected to the house.

**Council Tax** | Band E (Monmouthshire County Council)

**EPC Rating** | Band D

**Flood Risk** | Low flood risk from rivers or surface water according to Natural Resources Wales.

**Covenants** | The property is registered with HMLR, Title Number WA384374. There are restrictive covenants associated with the property.

**Local planning developments** | The Agent is not aware of any planning developments in the area which may affect this property.

**Broadband** | Copper wire connection available to the property according to Openreach.

**Mobile network** | 02, Three, EE, Vodafone indoor coverage. According to Ofcom.

**Viewing Strictly by appointment with the Agents**

**T** 01873 564424

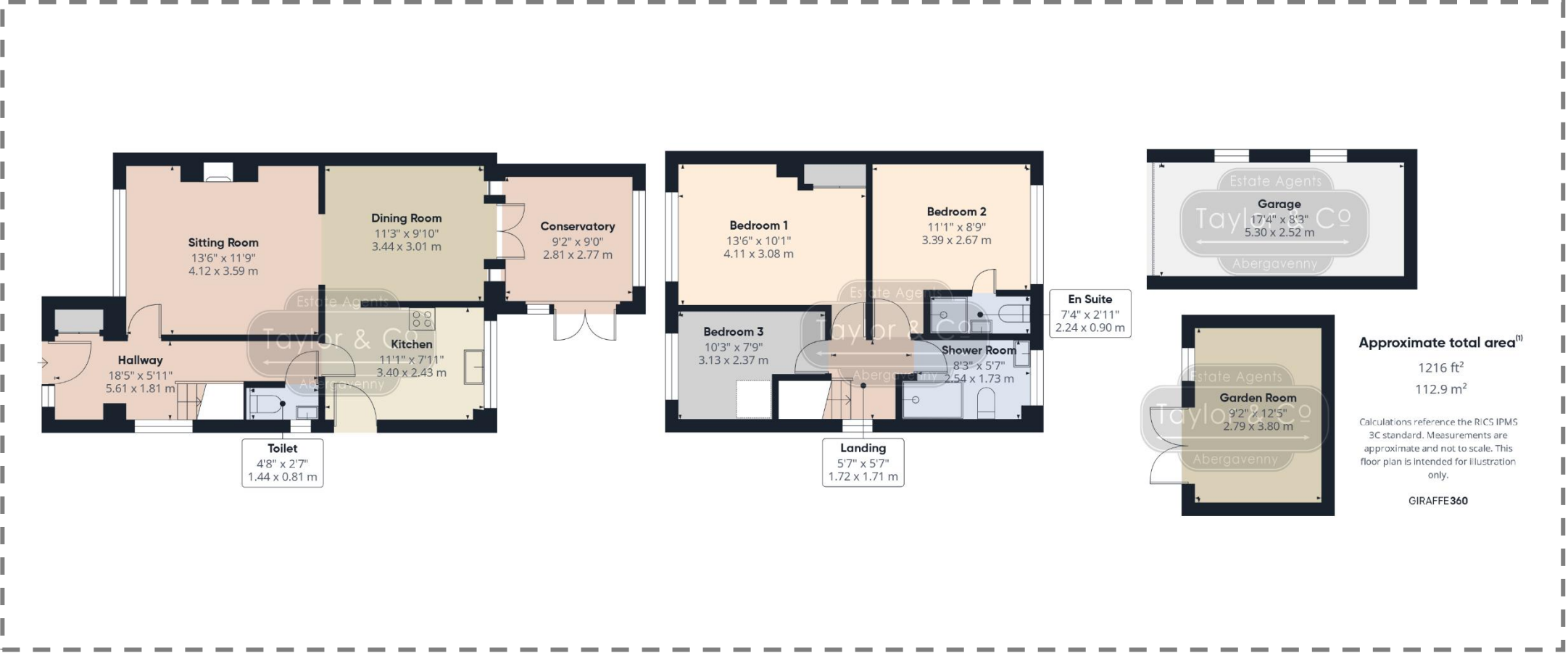
**E** abergavenny@taylorandcoproperty.co.uk

**Reference** AB560









**Approximate total area<sup>(1)</sup>**

1216 ft<sup>2</sup>

112.9 m<sup>2</sup>

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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