



FOR SALE BY PRIVATE TREATY

27 SUNNYVALE, RAGLAN, USK, MONMOUTHSHIRE NP15 2EF

A fantastic opportunity to acquire a three-bedroom bungalow at the end of a cul-de-sac and situated in the sought after village of Raglan with its superb local facilities.

CHARTERED SURVEYORS - ESTATE & LAND AGENTS - AUCTIONEERS VALUERS

The Old School, The Bryn, Penpergwm, Abergavenny, Monmouthshire. NP7 9AH

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3 bedroom bungalow with detached garage and off-road parking. Within walking distance to local amenities. Offered with no onward chain.

• **Monmouth 8 miles** • **Abergavenny 11 Miles** • **Cardiff 32 Miles** • **Bristol 40 Miles** (Distances Approximate)

DESCRIPTION

27 Sunnyvale is a three bedroom bungalow situated in the highly regarded village of Raglan. The property is in need of updating and is located within close proximity to many local amenities including Food Shop, Post Office, Chemist, Butchers, Public Houses and Restaurant. There are steps leading up to the property which has a slightly elevated aspect and benefits from a lawned area to the rear.

Accommodation briefly comprises:-

Kitchen 7'7" x 11'8" (2.31m x 3.55m) Fitted cupboards, integrated oven and hob. UPVC door to the front of the property.

Lounge/Diner 11'11" x 16'10" (3.64m x 5.13m) Fitted gas fire, sliding doors leading to front facing conservatory.

Conservatory 9'11" x 8'7" (2.97m x 2.63m) UPVC construction, side door to access.

Bedroom One 9'11" x 13'7" (3.03m x 4.15m) Rear facing with double glazed window.

Bedroom Two 9'7" x 10'11" (2.92m x 3.33m) Rear facing with double glazed window.

Bedroom Three 3 6'7" x 10'8" (2.01m x 3.26m) Side facing single bedroom with built-in cupboard and double-glazed window.

Bathroom 6'10" x 4'11" (2.09m x 1.49m) Side facing with electric shower, fitted bath and sink.

WC Separate WC with double glazed window.

OUTSIDE

To the rear of the bungalow is a good-sized lawn enclosed by Leylandii hedging. To the front is a useful garage for a small car with one car parking space.

DIRECTIONS

At Raglan roundabout (A40), take the exit signposted Gwehelog and Usk. Continue along this road until reaching the first junction on your left, called Usk Road. Proceed past Ross Farm Machinery on your left and then turn left immediately into Sunnyvale. Continue along Sunnyvale until reaching the end, number 27 can be found on your left.

SERVICES

Mains electricity. Mains water and mains drainage. Gas Central Heating via a Combi boiler.

EPC: C

HEALTH & SAFETY

Neither the seller nor the selling Agents are responsible for the safety of those viewing the property and accordingly all individuals do so at their own risk.

LOCAL AUTHORITY & PLANNING AUTHORITY

Monmouthshire County Council, Planning Department, County Hall, Rhadyr, Usk, NP15 1GA
Tel: 01633 644831

MONEY LAUNDERING

We are required by Law to verify the identity and address of everyone who offers, bids or buys property.

Please provide the following documentation with your offer: -

1. Photo ID e.g. Passport or Driving Licence
2. Residency ID e.g. current Utility Bill



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METHOD OF SALE – PRIVATE TREATY

The Agent reserves the right to use Tender, Public or Private Auction in order to conclude a sale.

BOUNDARIES

The purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor, nor the Vendor's Agent, will be responsible to define all the boundaries or the ownership thereof. Should any dispute arise as to the boundaries, or any points on the particulars or plans, or its interpretation of them, the questions shall be referred to the Vendor's Agent whose decision acting as experts will be final.

TENURE

Freehold with vacant possession upon completion.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold, subject to, and with the benefit of, all existing rights of way, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not, and to the provisions of any planning scheme of County or Local Authorities.

VIEWINGS

Strictly by appointment with selling Agent.

SOLE SELLING AGENT

Williams Associates Chartered Surveyors, The Old School, The Bryn, Penpergwm, Abergavenny, Monmouthshire, NP7 9AH
Tel: 01873 840726

Email: info@williamsassociates.org.uk

Contact: Stephen Williams or Eifion Morgan

NOTICES

1. These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves, by inspection

or otherwise, regarding the items mentioned below and as to the contents of these particulars. If any points are particularly relevant to your interest in the property please ask for further information.

2. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be seemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.

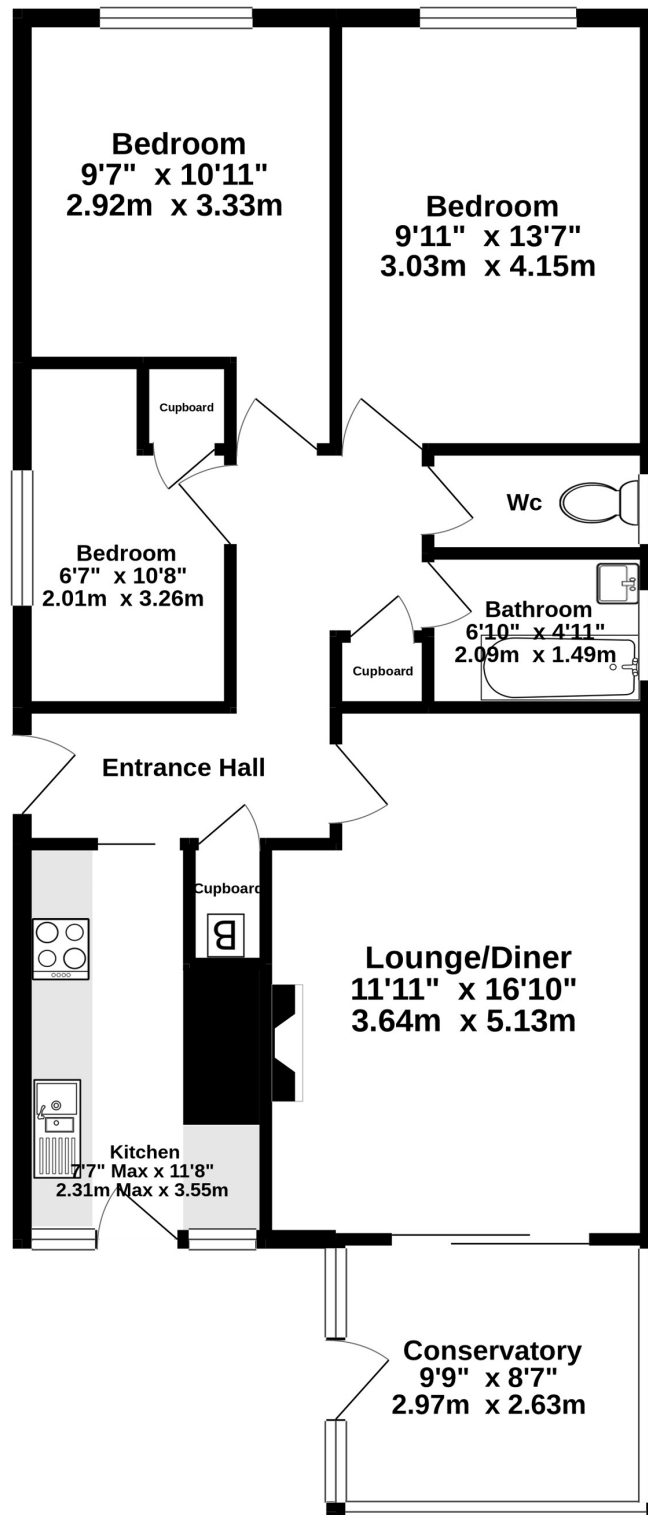
3. It should not be assumed that any contents/furnishings/furniture etc., photographed are included in the sale, not that the property remains as displayed in the photograph(s). No assumption is made with regard to parts of the property that have not been photographed.

4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT precise. Purchasers must rely on their own enquiries.

5. It should not be assumed that the property has all necessary planning, building regulations, or other consents. Where any reference is made to planning permission, or potential uses, such information is given in good faith.

6. The information in these particulars do not form part of an offer or a contract and neither the Agents or their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Ground Floor
822 sq.ft. (76.4 sq.m.) approx.



TOTAL FLOOR AREA : 822 sq.ft. (76.4 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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