3 BEAUFORT GARDENS

RAGLAN | USK | MONMOUTHSHIRE | NP15 2DP



parrys

WELCOME TO

3 BEAUFORT GARDENS

Situated in a pleasant cul-de-sac within the popular village of Raglan, this well-presented four-bedroom semi-detached home offers spacious and practical accommodation within walking distance of local amenities.





Rent (pcm): £1,100 **Deposit: £1,650** **EPC: D** **Council Tax Band: E**

- Four-bedroom semi-detached house in village location
- Within walking distance of local amenities
- Upstairs shower room and downstairs bathroom
- Single garage and driveway parking

THE PROPERTY

The ground floor comprises an entrance hallway leading to an open-plan living/dining room with a wall-mounted electric fire, together with a contemporary fitted kitchen featuring a range of base and wall units, an integrated electric oven and extractor over. Also located off the hallway is a ground floor bathroom fitted with a bath and shower-head mixer tap, pedestal wash hand basin and WC. To the first floor are two double bedrooms, one of which includes a cupboard housing the boiler, a further two single bedrooms and a shower room, making it an appealing family home in a sought-after village location.

OUTSIDE

To the outside the property has front and rear gardens which have been mainly laid to lawn, off -road parking and a single garage.





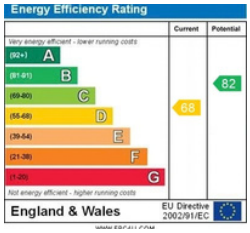
LOCATION

The historic village of Raglan is one of the few in the area that offers a range of amenities which include: post office, hairdressers, butchers, public houses, petrol station, fish and chip shop, pharmacy, general store, school, doctor's surgery, and Golf Club. Convenient access to the major road networks can be found on the edge of the village with the A40 a few miles away. The A40 links to the A449/A465 and in turn, to the M4/M5/M50 motorway networks. The picturesque town of Usk is 10 miles from the property. The larger, historic town of Abergavenny is 9 miles and Monmouth is also 8 miles away.





INFORMATION



Watch the video tour here

EPC Rating: D. To view the full EPC please visit www.gov.uk

Tenure: Freehold.

Local County Council: Monmouthshire County Council.

Council Tax Band: E. Please note that the Council Tax banding was correct as at date property listed. All buyers should make their own enquiries.

Services: We understand that the property is connected to mains water (metered), drainage, gas and electricity.

Broadband: Fibre to the cabinet broadband available subject to providers subject to terms and conditions. Please make your own enquiries via Openreach.

Mobile: EE, Three, – Good outdoor, O2 and Vodafone – variable outdoor. Please make your own enquiries via Ofcom.

Title: The house is registered under Title Number CYM376757 – a copy of which is available from Parrys Rentals.

Agent's Notes: Parrys Rentals are committed to providing material information relating to the properties we are marketing to assist prospective contract holders when deciding to view and/or proceed with the application for the occupation contract of a property.

Parking: Single garage and driveway parking available.

Planning Consents: The agent is not aware of any planning applications which may affect the property.

Flood Risk: Very low risk of flooding from rivers, surface water and small watercourses. Please make your own enquiries via Natural Resources Wales.

Directions: From Abergavenny town centre take the A40 towards the Hardwick roundabout, take the first exit towards Monmouth, continue on the dual carriageway to the Raglan roundabout, take third exit onto the High Street, turn left onto Fairfax View, then next right onto Beaufort Gardens and the property will be found on the left.

What 3 Words: ///escapades.raft.adopts

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All measurements, floorplans and land plans are for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents and are for general guidance only. Whilst every effort has been made to ensure to accuracy, these sales particulars must not be relied upon and all information is to be verified by the solicitor acting for the buyer(s). Please note Parrys have not tested any apparatus or services and, therefore, no guarantee can be given that they are in working order. Photographs are shown for marketing purposes and it must not be assumed that any of the fixtures and fittings shown are included with the property, unless specifically mentioned within the sales particulars, some fixtures and fittings may be available by separate negotiation.
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TOTAL FLOOR AREA : 106.7 sq.m. (1148 sq.ft.) 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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