



PORTSKEWETT
Monmouthshire

DJ&P **Newland Rennie** | RESIDENTIAL

PORTSKEWETT

Monmouthshire

- Beautifully Presented Detached Period Cottage
- Spacious Plot with Front, Side and Rear Gardens, Potential for Driveway Parking
- Entrance Porch, 26ft Lounge, Dining Room
- Kitchen/ Breakfast Room, Conservatory
- Ground Floor Bedroom Four and Adjacent Shower Room
- Three First Floor Bedrooms, Family Bathroom
- Sought After Village Location Walking Distance to Local Amenities
- Providing Excellent Access to Chepstow, A48 & M4/M48 Motorway
- Bristol 21 Miles, Newport 15 Miles, Cardiff 28 Miles
- Viewing Highly Recommended

OFFERS IN EXCESS OF
£370,000

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DESCRIPTION

Gwilym Cottage comprises a four-bedroom detached period cottage boasting versatile living accommodation situated in this most sought-after popular village of Portskewett within walking distance to local amenities and excellent access to Chepstow, M4 and M48 Motorways. The original part of the property is believed to date back over two centuries and is brimming with an abundance of character and charm.

The property has been in the same ownership since 1997 and offers well-planned accommodation to suit a variety of requirements with the benefit of a ground floor bedroom and shower room offering potential for a relative or rental income.

There is a 26ft lounge, dining room, fully fitted kitchen/ breakfast room, large three-year-old conservatory, four bedrooms, bathroom and a shower room.

Set in a generous level plot, you can enjoy the good size south-facing rear garden with a patio and lawn area, there is also a summerhouse and two useful garden sheds. To the front there is off street parking and a further garden area.

SITUATION

Situated in Portskewett, a small popular village on the Welsh Bank of the River Severn in Monmouthshire 4 miles from Chepstow and 1 mile from Caldicot. There is a village shop, junior school, doctor's surgery, church and a pub close to the village centre. It has easy access by Motorway (M48 & M4) and Rail to Cardiff, Newport and Bristol.

The nearest local town is Caldicot, where you will find a flat shopping centre with free parking, with supermarkets to include Waitrose and Asda, and there are twice weekly markets in the town centre. Caldicot has an active leisure centre with swimming pool and there are several golf courses nearby. The town is proud of its history, and its Medieval Castle with spacious grounds and Country Park which are free for local residents to use.

ACCOMMODATION

Ground Floor

The property is entered via a **Covered Porch** with front door and feature coloured lighting leading into the Lounge. The **26ft Lounge** is a great size room boasting features including ceiling beams, feature stone fireplace with mantel and raised hearth and views over the front garden. There is open access into the **Dining Room** which has a sliding door into the **Conservatory** and a separate door leading into the **Kitchen/ Breakfast Room**. A fully fitted kitchen comprising modern units with gloss cream cupboards, roll edge 'Formica' worktops and tile splash back. Integrated appliances including double oven and grill and four ring induction hob with overhead extractor, there is a mid-grey 1 ½ inset sink and drainer, space and plumbing for a washing machine and dishwasher, space for a fridge freezer. There is a red quarry tiled floor, window over looking the rear gardens and a courtesy door which leads to the rear patio.

The **Conservatory**, constructed circa. three years ago, is of a large size and is currently being utilised as a home office. It boasts attractive views over the gardens and has a pair of patio doors leading out to the rear. To the other end of the property you can find a double bedroom, originally the garage converted in 2002, has a useful built-in cupboard and houses the 'Baxi' gas combination boiler. Adjacent to the bedroom is a Shower Room.

First Floor

To the first floor are three bedrooms. **Bedroom One** has two windows to the side aspect and is a good size double bedroom. **Bedroom Two** boasts a double aspect to the front and side and **Bedroom Three** is a single bedroom with loft access. The **Family Bathroom** comprises a panelled bath with mixer taps and shower attachment, wash hand basin and WC, there is also an airing cupboard.

OUTSIDE

The property sits in a very generous level plot and to the front is a small enclosed garden with side access and path to the front entrance. The rear gardens are private and enclosed by a mixture of walling and fencing and comprise an area laid to lawn with patio and further stoned area. There is a summerhouse and two useful garden sheds.

To the side of the property is an area of garden that gives potential for driveway and parking area for a number of vehicles. This area has been utilised by the current Vendors since they took ownership in 1997 and forms part of the Freehold, however it does not currently have vehicular rights to it. Please contact us for additional information.

SERVICES

All mains services are connected to the property.

TENURE

We understand the property is freehold.

LOCAL AUTHORITY

Monmouthshire County Council: Tel: 01633 644644.

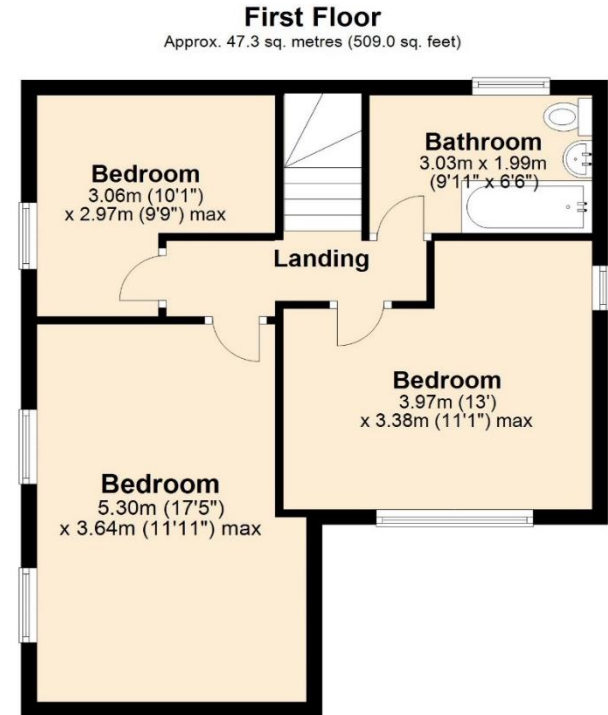
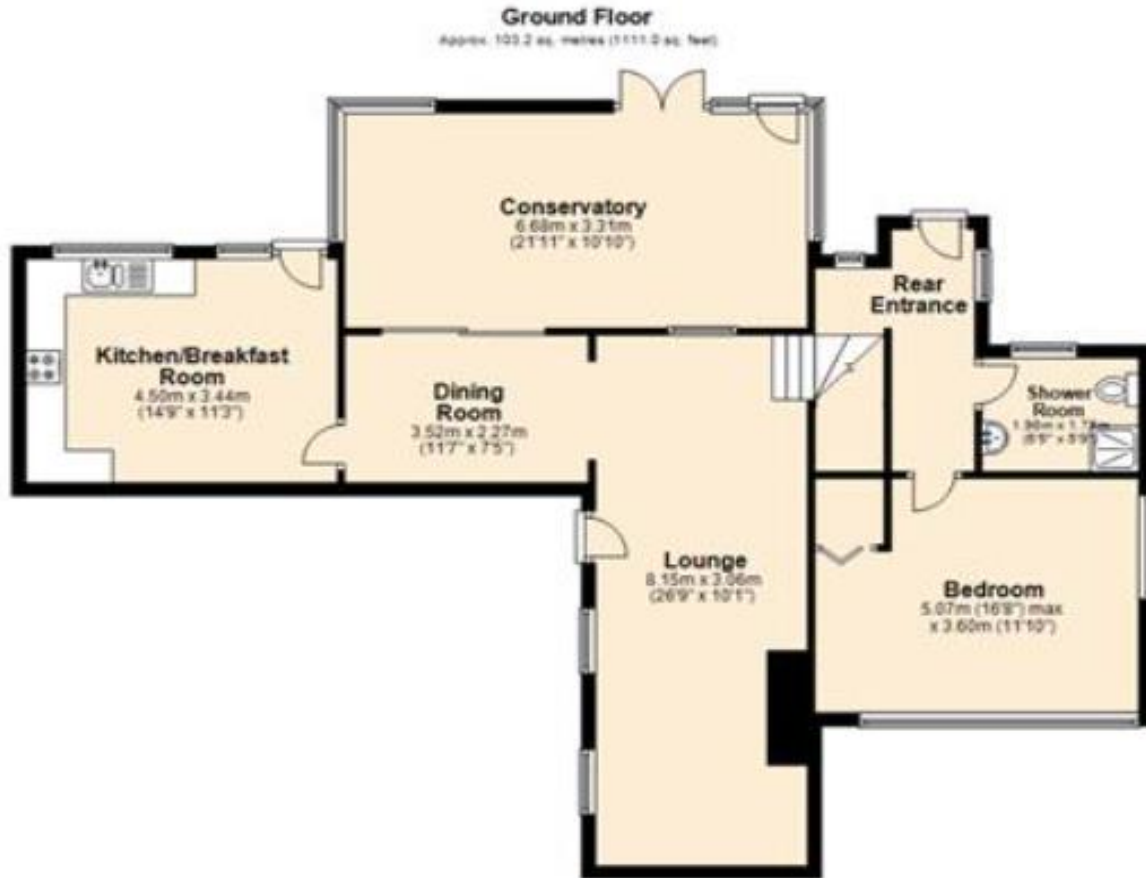
VIEWING

Strictly by appointment with the Agents: DJ&P Newland Rennie. Tel: 01291 626775.

FIXTURES & FITTINGS

Unless specifically described in these particulars, all other fixtures & fittings are excluded from the sale though may be available by separate negotiation. Further information is available from the vendors agents.





PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. LIG0822. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of DJ&P Newland Rennie or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.