



The Smithy, Field

£230,000

- Council Tax Band - D
- Sought after semi rural location
- Two double bedrooms
- Abundance to local walks in surrounding beautiful countryside
- Must be viewed
- Gardens
- EPC Rating: D



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About the property

Fantastic opportunity to purchase this well presented modern TWO bedroom Semi-Detached property which is situated in the sought after semi rural village of Devauden. The accommodation briefly comprises of an entrance hall, kitchen, lounge/dining room to the ground floor. Two bedrooms and bathroom to the first floor. The property benefits from UPVC double glazing. Front and rear gardens and driveway to the front with parking for two vehicles. Easy access to Chepstow and Monmouth which have plenty of facilities and amenities. Abundance of local walks in surrounding beautiful countryside. Local bus, road and rail links with the A48. M48 and M4 motorway networks bringing Newport, Cardiff and Bristol all within easy commuting distance. Viewing is highly recommended!





Accommodation

Hallway

Enter via an opaque UPVC double glazed door to hallway. Wall mounted electric heater. Tiled flooring throughout. Doorway to kitchen. Stairs to first floor. Door to lounge

Kitchen

10' 8" Max to recess x 7' 11" Max to recess (3.25m Max to recess x 2.41m Max to recess)
Fitted with a range of base units with laminate worktops incorporating a stainless steel sink and drainer. Wall cupboards. tiled flooring throughout. Integrated slim-line dish washer. UPVC double glazed window to front elevation.

Lounge/Dining Room

14' 6" x 10' 8" Max to recess (4.42m x 3.25m Max to recess)
UPVC double glazed door leading to Garden. Carpeted throughout. Door to storage cupboard. Wall mounted electric heater.

Landing

Doors to bedroom one, two and bathroom. Access to loft. Carpeted throughout.

Bedroom One

10' 5" Max to recess x 9' 7" (3.17m Max to recess x 2.92m)
UPVC double glazed box bay window to front elevation. Wall mounted electric heater. Built in wardrobes. Carpeted throughout.

Bedroom Two

10' 5" Max to recess x 6' 5" (3.17m Max to recess x 1.96m)
UPVC double glazed window to rear elevation with pleasant countryside views. Wall mounted electric heater. built in wardrobes, Carpeted throughout.

Outside

Front - Steps up to front with areas laid to hardstone.

Rear - An enclosed rear garden with patio leading onto an area which is mainly laid to lawn. Fence surround. Rear access to garage. Garage on a separate block with parking.

Floorplan



Ground Floor

First Floor

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