



## Tylers Way, £325,000

- Immaculately presented
- Great commuting links to M4, M48
- Converted garage
- Sought-after area
- Short walk to schools
- Council Tax Band C
- Planning for 2 storey extension
- EPC Rating: C



 3
  1
  2





## About the property

An excellent opportunity to purchase this immaculately presented three-bedroom semi-detached property with planning permission for a two storey side extension (P0916/23/FUL) , located in a sought-after residential area of Sedbury, close to Chepstow and with convenient access to the M48 for Bristol and Cardiff commuters. The property offers well-balanced and stylish accommodation throughout. The ground floor features a welcoming entrance hall, a spacious lounge, and a modern open-plan kitchen/diner with ample storage and space for a family dining area-ideal for everyday living and entertaining.

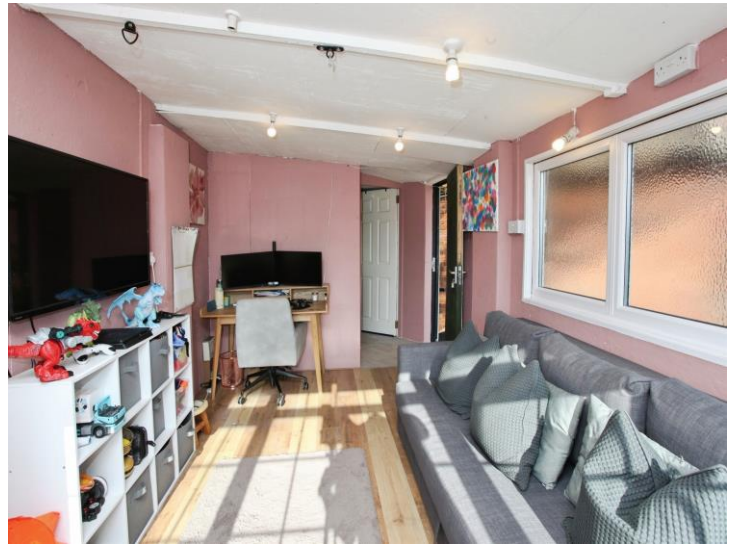
Upstairs comprises three well-proportioned bedrooms and a contemporary family bathroom. The property has been tastefully decorated throughout and is presented in excellent condition, ready for immediate occupation.

A standout feature is the converted garage, now offering a highly versatile space complete with its own bathroom. This is ideal for use as a guest bedroom, home office, gym, or additional reception space.

Externally, the home benefits from a well-maintained rear garden with a lawn and patio area, as well as off-road parking to the rear. Further benefits include EPC Rating C and Council Tax Band C. With local amenities, reputable schools, and excellent transport links nearby, this is a superb family home in a desirable location on the doorstep of the beautiful Forest Of Dean and Wye Valley.







## Accommodation

### Entrance Hall

14' x 5' 6" ( 4.27m x 1.68m )

Bright and welcoming entrance hall with neutral decor, providing access to the lounge and kitchen/dining area, with stairs leading to first floor.

### Living Room

13' 1" x 11' 5" ( 3.99m x 3.48m )

Spacious living room featuring a stylish media wall with fitted cupboards on either side, offering excellent storage. A large window to the front elevation fills the room with natural light, creating a bright and welcoming atmosphere.

### Kitchen/Diner

17' 1" x 9' 2" ( 5.21m x 2.79m )

Beautifully decorated kitchen/diner with neutral tones throughout, featuring integrated appliances for a sleek, modern finish. The spacious dining area is illuminated by a large window, while another large window sits above the sink, offering views of the garden. A back door provides easy access to the well-maintained rear garden.

### Bedroom 1

13' 5" x 9' 2" ( 4.09m x 2.79m )

Recently decorated bedroom with a large front-facing window allowing plenty of natural light. Includes a fitted storage cupboard.

### Bedroom 2

12' 1" x 9' 8" ( 3.68m x 2.95m )

Beautifully decorated bedroom with fitted wardrobes offering ample storage. The large window provides lovely views of the garden, creating a peaceful tranquil atmosphere.

### Bedroom 3

10' 2" x 7' 5" ( 3.10m x 2.26m )

### Office/Garage

17' 1" x 9' 2" ( 5.21m x 2.79m )

### Living Room

13' 1" x 11' 5" ( 3.99m x 3.48m )

### Living Room

13' 1" x 11' 5" ( 3.99m x 3.48m )

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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