



## Park View, £329,950

- 4 BEDROOMS!
- SPACIOUS SEMI DETACHED!
- DRIVEWAY CARPORT AND GARAGE!
- NO ONWARD CHAIN!
- NEARBY SCHOOLS AND LOCAL AMENITIES
- CONSERVATORY
- EPC Rating: D
- Council Tax: C



 3  1  2





## About the property

This spacious and well maintained semi-detached property is for sale in the sought-after area of Sedbury, Cas-Gwent and is offered with NO ONWARD CHAIN!! The home is in good condition but would benefit from modernisation. It offers spacious accommodation across four bedrooms, making it well suited for families. The property includes two reception rooms, providing flexible living space ideal for family activities or entertaining and seamlessly supports the practical needs of a busy household.

Additional features include a conservatory, a separate dining room, a garden, a garage with worksoop space, driveway and parking with a convenient car port.

Sedbury is a location known for its local amenities and access to schools, making it particularly appealing to families. The area is well served by local shops and cafes on the nearby high street, along with easy access to green spaces such as Sedbury Recreation Ground and the scenic wyndcliff views, offering excellent leisure opportunities. For commuters, the property offers convenient access to public transport links. The nearest rail station is Chepstow, approximately a 10-minute drive away, providing regular services to Cardiff and Newport in around 30–40 minutes, as well as connections to Bristol.

## Accommodation

**Cloakroom** - 5' 10" x 2' 10" ( 1.78m x 0.86m )

**Living Room** - 14' 7" x 13' 8" ( 4.45m x 4.17m )

**Dining Room** - 9' 6" x 10' 4" ( 2.90m x 3.15m )

UPVC Patio sliding doors leading to conservatory

**Conservatory** - 9' 3" x 7' 6" ( 2.82m x 2.29m )

Part Bricked with part UPVC double glazing. Door leading to rear garden

**Kitchen** - 7' 10" x 10' 7" ( 2.39m x 3.23m )

Range of base and wall units. Fitted electric oven with gas hob over. Door to side leading to carport . Understairs storage

**Bedroom 1** - 10' 7" x 13' 8" ( 3.23m x 4.17m )

**Bedroom 2** - 10' 6" x 10' 7" ( 3.20m x 3.23m )

**Bedroom 3** - 7' 7" x 14' 6" ( 2.31m x 4.42m )

**Bedroom 4** - 6' 11" x 7' 7" ( 2.11m x 2.31m )

**Family Bathroom** - 6' 10" x 5' 4" ( 2.08m x 1.63m )





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## Floorplan



Total floor area 100.4 m<sup>2</sup> (1,080 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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