

H & H

HOUSE & HOME
PROPERTY AGENTS



16 Laurel Park

St. Arvans, Chepstow, NP16 6ED

No onward chain £435,000



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Description

This charming bungalow is beautifully presented throughout and is offered to the open market with no onward chain. The property features a spacious reception hall leading to a well-equipped kitchen, a dining room that opens to a lovely dual aspect bay fronted living room, two double bedrooms with built-in wardrobes, a wet room and separate shower room. Outside, there is a double garage with a remote electric door and well-maintained gardens to the front and rear.

Located in the sought-after village of St Arvans, this property is surrounded by a variety of property styles in an established residential area. St Arvans boasts a local gastro pub, an active church and a vibrant community. Residents can enjoy scenic walks in the nearby Wye Valley, an area of outstanding natural beauty. Just 2 miles away is Chepstow, offering a range of local and national stores, cafes, bars and restaurants. The area is also well-served by junior and comprehensive schools. With convenient bus, rail, and motorway links, larger towns and cities are easily accessible for commuters.

Reception Hall

Open porch leading to glazed panelled door into reception hall. Access to loft inspection point. Coving. Useful large storage cupboard and large airing cupboard. Panelled radiator. Doors off.

Kitchen

13'09 x 10'05 (4.19m x 3.18m)

Coving and inset spotlighting to ceiling. Fitted with a

matching range of base and eye level storage cupboards all with granite effect work surfaces over and complimentary upstands. One and a half bowl sink and mixer tap set into work surface. Built in fan assisted electric oven. Four ring electric induction hob set into work surface. Filter unit and light over. Integrated dishwasher. Space for upright fridge freezer. Plumbing and space for automatic washing machine. Cupboard housing oil fired boiler. Tiled floor. UPVC double glazed window side elevation. UPVC double glazed and panelled door to side. Door to dining room.

Dining Room

10'02 x 8'01 (3.10m x 2.46m)

Coving. Panelled radiator. UPVC double glazed window to front elevation. Open to living room.

Living Room

16'03 max to bay x 15'03 (4.95m max to bay x 4.65m)

Coving. Feature fireplace with warm air electric heater inset. Two panelled radiators. UPVC double glazed window to side. UPVC double glazed bay window to front elevation.

Bedroom One

13'07 x 9'02 (4.14m x 2.79m)

Coving. Two built in wardrobes. Panelled radiator. UPVC double glazed windows to side and rear elevations.

Wet Room

8'02 x 5'11 (2.49m x 1.80m)

Coving and inset spotlighting. Low level W.C. with motion sensor flush and concealed cistern. Wash hand basin and chrome mixer tap set over vanity storage

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with mirror over. Walk in double shower with mains fed power shower. Part tiling to walls. Tiled floor. Chrome towel dual fuel radiator. Opaque UPVC double glazed window to side.

Bedroom Two

13'09 x 9'09 (4.19m x 2.97m)

Coving. Built in wardrobe. Panelled radiator. UPVC double glazed window to rear.

Shower Room

6'7 x 6 (2.01m x 1.83m)

Coving and inset spotlighting. Low level W.C. with push button flush. Wash hand basin and chrome mixer tap set over vanity storage unit with wall mirror over. Corner step in enclosure with mains fed shower. Part tiling to walls. Chrome towel radiator. Opaque UPVC double glazed window to side.

Garage and Parking

18 x 16'01 (5.49m x 4.90m)

Remote electric up and over door. Power points and lighting. Useful base and eye level storage cupboards. Window to rear. Personal door to side, giving access to the rear garden. Large driveway with ample parking for 3-4 vehicles.

Gardens

Beautifully maintained and mature gardens to the front and rear of the property. To the front elevation, level lawns and well stocked beds and borders, plus maturing shrubs. To the rear, the garden comprises a large lawn, again with well stocked beds and borders, along with maturing shrubs and bushes. Established hedge to boundary.

Services

Mains electricity, water and drainage. Oil fired central heating.

Council Tax Band - F

Tenure - Freehold



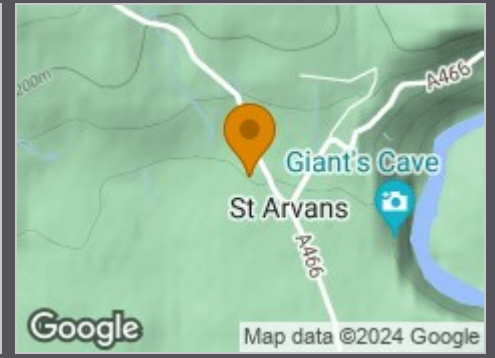
Road Map



Hybrid Map



Terrain Map



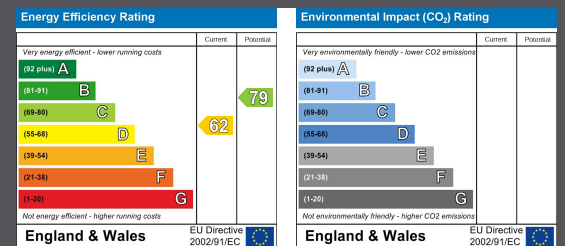
Floor Plan



Viewing

Please contact our House and Home Property Agents Office on 01291 418418 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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