

H & H

HOUSE & HOME
PROPERTY AGENTS



24 Orchid Meadow

Pwllmeyric, Chepstow, NP16 6HP

£665,000



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Description

Nestled in a sought-after location, this detached home is well presented throughout and offers comfortable living set over two floors. The ground floor boasts a spacious reception hall, a kitchen breakfast room, a dining room, a living room leading to a conservatory, a study, and a convenient ground floor W.C. Upstairs, there is a primary bedroom with a built-in wardrobe and modern en-suite, three additional bedrooms and a family bathroom.

Outside, the property features well-maintained mature gardens at the front and rear & generous rear patio area, a detached double garage, and driveway parking for four vehicles. Orchid Meadow is part of a desirable development in the charming hamlet of Pwllmeyric, within walking distance of Mathern village and the historic market town of Chepstow. Mathern offers amenities such as a village hall, nursery, and a local pub serving delicious food, while Chepstow provides a wide range of shops, cafes, bars, and restaurants.

Pwllmeyric benefits from excellent transportation links including nearby bus and rail services, as well as easy access to motorway networks, making larger towns and cities easily commutable.

Reception Hall

Approached via a large open porch with lighting. Panelled door and side window. Coving. Useful understairs storage cupboard. Panelled radiator. Turn stairs to first floor landing. Doors off.

Kitchen

18'07 x 8'09 (5.66m x 2.67m)

Coving. Fitted with a matching range of base, eye level and glass fronted display cabinets. Granite effect work surfaces to base units all with tile splash backs. Single drainer stainless steel sink and mixer tap set into work surface. Built in double electric oven and grill. Four ring gas hob, set into work surface with tile splash back and filter/extractor unit with integral light. Breakfast bar. Space for upright fridge freezer. Plumbing and space for dishwasher and automatic washing machine. Electric heater. Wooden double glazed windows to front and rear elevations. UPVC double glazed and panelled door to side.

Agents Note

The kitchen and dining room of this home are conveniently located next to each other, making it possible to remove the wall between them and create a spacious open-plan area. Furthermore, the generously sized garden offers ample space for potential extensions if additional room is needed. It's important to note that obtaining planning permission and adhering to building regulations may be necessary for any modifications or extensions. It is advisable to consult with the planning department and building control to confirm the feasibility of such changes before beginning any construction work.

Dining Room

11'08 x 9 (3.56m x 2.74m)

Coving. Panelled radiator. Wooden double glazed window to rear elevation.

Living Room

17'06 x 13 (5.33m x 3.96m)

Coving. Feature fireplace with living flame gas fire inset. Painted wooden surround. Marble hearth and backplate. Two panelled radiators. Wooden double glazed window to rear elevation. Wooden double glazed sliding door to conservatory.

Conservatory

10'5 max x 10'04 (3.18m max x 3.15m)

Tiled floor. Power point. Wooden double glazed windows to all sides. French door to rear garden.

Study

10'03 x 7'05 (3.12m x 2.26m)

Coving. Good quality wood effect flooring. Panelled radiator. Wooden double glazed window to front elevation.

Ground Floor W.C.

Coving. Low level W.C. with concealed cistern. Wash hand basin and chrome mixer tap with tile splash back. Tiled floor. Panelled radiator. Wooden opaque double glazed window to front elevation.

First Floor Stairs and Landing

Coving. Access to loft inspection point. Two useful storage cupboards. Panelled radiator. Wooden double glazed window to side elevation. Doors off.

Tel: 01291 418418

Bedroom One

12'08 x 11'08 (3.86m x 3.56m)

Built in wardrobes as well as fitted wardrobes, dressing table and chest of drawers. Panelled radiator. Wooden double glazed window to rear elevation. Door to en-suite shower room.

En-Suite Shower Room

Coving. Modern white suite to include low level W.C. with dual pushbutton flush. Wash hand basin and chrome mixer tap set over vanity storage unit with mirror and light over. step in enclosure with mains fed electric shower. Full tiling to walls. Good quality wood effect flooring. Radiator. Wooden opaque double glazed window to front elevation.

Bedroom Two

10'11 max x 10'09 max (3.33m max x 3.28m max)

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

Bedroom Three

10'09 x 9'06 (3.28m x 2.90m)

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

Bedroom Four

10 x 7'07 (3.05m x 2.31m)

Coving. Built in wardrobe. Panelled radiator. Wooden double glazed window to front elevation.

Bathroom

Four piece suite comprising wash hand basin chrome mixer

tap, mirror and light over. Low level W.C. Bidet. Bath with chrome mixer tap and electric shower over. Full tiling to walls. Panelled radiator. Wooden opaque double glazed window to front elevation.

Detached Double Garage and Parking

18'6 x 18'4 (5.64m x 5.59m)

Twin up and over doors. Power points and lighting. Parking to front for four standard size vehicles.

Garden

The front garden of this property is meticulously maintained, featuring a lush lawn, well-stocked flower beds, and mature shrubs, trees, and bushes. The rear south-east facing garden is generously sized, offering privacy and plenty of sunshine throughout the day. A large seating area is perfect for alfresco dining, with an additional seating area at the back of the garden to enjoy the last rays of the evening sunshine. The rear garden is also beautifully landscaped, with a variety of flower beds and borders, as well as maturing shrubs, trees, and bushes. The boundary is defined by a fence and mature hedge, adding to the overall charm and privacy of the outdoor space.

Material Information

Tenure - Freehold

Council Tax Band - G

Mains gas. Mains electricity. Mains water. Mains drainage.

We are informed the property is standard construction.

Broadband and mobile coverage.

Please check the Ofcom website for broadband and mobile coverage: <https://checker.ofcom.org.uk/>



Road Map



Hybrid Map



Terrain Map



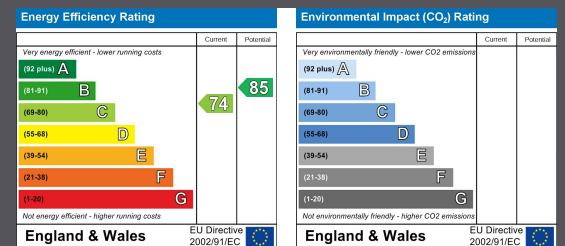
Floor Plan



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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