

# H & H

HOUSE & HOME  
PROPERTY AGENTS



## Ty Cariad

30 Piercefield Avenue, Chepstow, NP16 5JB

£369,950





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## Description

This charming and inviting home is located in a peaceful cul-de-sac and features an entrance porch, an open-plan living and dining area, a kitchen with a separate utility room, a conservatory, and a convenient ground-floor WC. On the first floor, you'll find three bedrooms and a well-appointed shower room. The exterior boasts a double driveway and low-maintenance gardens both at the front and rear.

Nestled in a highly desirable area, Piercefield Avenue is conveniently located near the market town of Chepstow, which boasts a variety of amenities. Residents can enjoy a diverse selection of shops, bars, cafes, and restaurants, along with reputable junior and comprehensive schools all within a short walking distance. Chepstow is often referred to as the gateway to the Wye Valley, a region recognised for its breathtaking natural beauty. Outdoor enthusiasts will appreciate the numerous walking trails in the vicinity, including the Wye Valley Walk that begins just a stone's throw away at Chepstow Leisure Centre, and the Wales Coastal Path that stretches from Chepstow along the stunning Welsh coastline to North Wales.

For those commuting, the area offers excellent road access, as well as bus and train services available in Chepstow, making Newport, Cardiff, Bristol, Gloucester, and Cheltenham easily reachable.

## Entrance Porch

Approached via a UPVC and double glazed door. UPVC double glazed window to side elevation. Panelled radiator. Glazed door to open plan living/dining room.

## Open Plan Living Dining Room

22'10 gt 14'08 x 10'03 gt 7'01 (6.96m gt 4.47m x 3.12m gt 2.16m)

Coving. Feature fireplace with living flame gas fire. Two panelled radiators. Glazed door to inner hallway. UPVC double glazed door and windows to conservatory. Open to kitchen.

## Kitchen

9'01 x 7'09 (2.77m x 2.36m)

Fitted with a matching range of base and eye level storage units all with granite effect work surfaces and tile splash backs. One and half bowl stainless steel sink and mixer tap set into work surface. Built in fan assisted double oven. Four ring gas hob set into work surface with tile splash back, extractor and light over. Integrated slimline dishwasher. Wall mounted gas combination boiler. Tiled floor. UPVC double glazed window to rear elevation. UPVC double glazed and panelled door to side.

## Conservatory

10'04 x 7'01 (3.15m x 2.16m)

Walled and UPVC double glazed conservatory. Power points and lighting. Wood effect flooring. UPVC double glazed french doors to rear garden.

## Inner Hallway

Turn stairs and stair lift to first floor landing. Open to utility room.

## Utility Room

11'10 x 7'03 I-shaped measurement (3.61m x 2.21m I-shaped measurement)

Range of matching base and eye level storage units with granite effect work surfaces and tile splash backs. Space for upright fridge freezer. Plumbing and space for automatic washing machine. Space for tumble dryer. Tiled floor. Panelled radiator. UPVC double glazed window to front elevation. UPVC double glazed and panelled door to side elevation.

## W.C.

Low level W.C. Wash hand basin. Part tiling to walls. Tiled floor. Opaque UPVC double glazed window to side elevation.

Tel: 01291 418418

### First Floor Stairs and Landing

Access to loft inspection point with drop down ladder. Opaque UPVC double glazed window to side elevation. Cupboard with radiator. Doors off.

### Bedroom One

11'07 x 9'06 (3.53m x 2.90m)

Range of freestanding wardrobes to remain. Built in mirror fronted wardrobe. Panelled radiator. UPVC double glazed window to rear elevation.

### Bedroom Two

11'01 x 9'05 (3.38m x 2.87m)

Range of fitted wardrobes to remain. Panelled radiator. UPVC double glazed window to front elevation.

### Bedroom Three

8'07 x 8 (2.62m x 2.44m)

Panelled radiator. UPVC double glazed window to front elevation.

### Shower Room

Inset spotlighting. Low level W.C. with concealed cistern and pushbutton flush. Wash hand basin and mixer tap set over vanity storage unit. Step in enclosure with mains fed shower. Extractor fan. Towel radiator. Full tiling to walls. Tiled floor.

### Garden

The thoughtfully designed front and back gardens have been created for minimal upkeep. At the front, you'll find a gravel area with established shrubs. A pathway and side gate provide access to the rear garden. The rear, a spacious paved area awaits, perfect for outdoor dining in the warmer months. The garden features a gravel section along with raised flower beds and borders. Additionally, it includes an outdoor tap and lighting, along with fencing around the perimeter.

### Driveway

Off road parking to two vehicles.

### Material Information

Council Tax Band - E

Tenure - Freehold

We are informed the property is of standard construction.

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

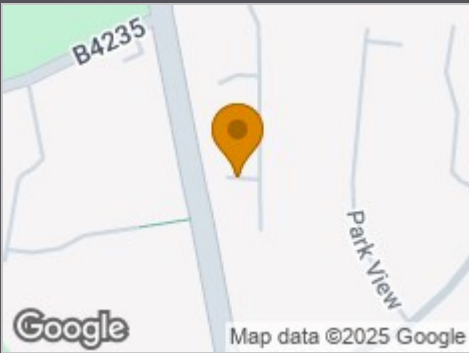
Broadband and mobile coverage.

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





Road Map



Hybrid Map



Terrain Map



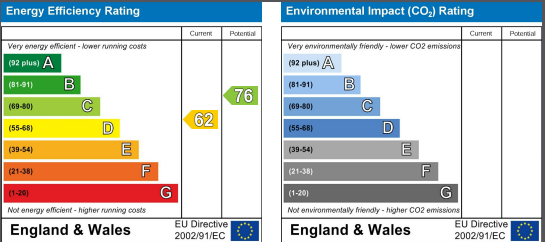
Floor Plan



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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