

H & H

HOUSE & HOME
PROPERTY AGENTS



27 The Smithy

Devauden, Chepstow, NP16 6QA

£584,950



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Description

Beautifully presented throughout, this family home needs to be viewed to be full appreciated. The accommodation is set over two floors and briefly comprises; generous reception hall, open plan kitchen/breakfast room, dining room, living room with wrought iron wood burner, study and ground floor W.C. To the first floor; bedroom one has built in wardrobes and impressive en-suite shower room. Four double bedrooms and stunning family bathroom. Outside, there are beautifully maintained gardens to the front and rear, a double garage and driveway for two vehicles.

The Smithy, enjoys a semi-rural location in the sought after village of Devauden some 6 miles from Chepstow. The property itself enjoys an elevated position and has views towards Chepstow Park woods. Chepstow Park woods and many other walks are easily accessible from the property, as are the village shop, village hall and garage.

From the nearby town of Chepstow, there are excellent bus and rail links, as well as the M48, M4 and M5 motorway networks. All of which bring Newport, Cardiff and Bristol within commuting distance.

Reception Hall

Approached via open porch and panelled wooden door. Coving. Cloaks cupboard. Panelled radiator. Turn stairs to first floor landing. Doors off.

Kitchen/Breakfast Room

23'7" max to door recess x 11'9" (7.19 max to door recess x 3.59)

Coving and inset spotlighting to kitchen area. The kitchen is fitted with a modern range of two tone shaker style base and eye level storage units. Granite effect work surfaces with one and half bowl sink and mixer tap. Tile splash backs. Range cooker (available by separate negotiation) With extractor hood and lighting over. Integrated fridge and freezer. Plumbing and space for dishwasher. Wood effect flooring throughout. Panelled radiator. Two uPVC double glaze windows to rear elevation. Door to utility room and dining room.

Utility Room

Inset spotlighting. Fitted with a modern range of two tone shaker style base and eye level storage units. Granite effect

work surfaces with single drainer stainless steel sink and tile splash backs. Plumbing and space for automatic washing machine. Electric boiler supplying heating and hot water. Wood effect flooring. Opaque double glazed and panelled door to rear elevation.

Dining Room

12'0" x 11'8" (3.67 x 3.58)

Coving. Panelled radiator. UPVC double glazed sliding patio doors to rear elevation. Double doors to living room.

Living Room

18'4" x 12'11" (5.60 x 3.94)

Coving. Dado rail. Fireplace with limestone surround and marble hearth. Wrought iron wood burner inset. Two panelled radiator. UPVC double glazed window to front and side elevations. Door to reception hall.

Study

9'1" x 7'11" (2.78 x 2.43)

Coving. Wood effect flooring. Panelled radiator. UPVC double glazed box bay window to front elevation.

Ground Floor W.C.

Modern suite comprising W.C., with dual push button flush. Wash hand basin and chrome mixer tap set over vanity storage unit with splash back. Wood effect flooring. Panelled radiator. Opaque UPVC double glazed window to front elevation.

First Floor Stairs and Landing

Coving. Storage cupboard housing hot water tank. Panelled radiator. UPVC double glazed window to front elevation. Doors off.

Bedroom One

15'1" max to door recess x 319 (4.60m max to door recess x 97.23m)

Coving. Range of Sharps built in wardrobes. Panelled radiator. UPVC double glazed window to front elevation with views towards Chepstow Park Woods. Door to en-suite shower room.

En-Suite Shower room

Inset spotlighting and extractor. Low level W.C. with dual

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pushbutton flush. Bidet. Wash hand basin and chrome mixer tap set over large vanity storage unit and matching mirror plus shaver point. Double walk in enclosure with mains fed rainwater head shower and separate shower attachment. Part tiling to walls. Wood effect ceramic tiled floor. Towel radiator. Opaque UPVC double glazed window to side elevation.

Bedroom Two

11'4" max x 11'7" max (3.46 max x 3.54 max)

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

Bedroom Three

11'9" x 9'8" (3.60 x 2.95)

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

Bedroom Four

10'5" x 9'8" max to door recess (3.19 x 2.96 max to door recess)

Coving. Built in mirror fronted wardrobes. Panelled radiator. UPVC double glazed window to rear elevation.

Bedroom Five

11'5" x 9'8" (3.50 x 2.95)

Coving. Panelled radiator. UPVC double glazed window to front elevation with views towards Chepstow Park Woods.

Bathroom

Inset spotlighting. Modern white suite comprising W.C. with dual pushbutton flush. Wash hand basin and chrome mixer

tap set over vanity storage, large back lit mirror with 240 V shaver point. Shower bath with mains fed rainwater shower and separate shower attachment. Marble effect shower panels. Part tiling to walls. Towel radiator. Opaque uPVC double glazed window to front elevation.

Garden

Beautifully maintained garden to the front and rear elevations. The front elevation is predominantly laid to lawn with a selection of maturing shrubs, bushes and trees. To the rear the garden enjoys afternoon and evening sun with a large block paved sun terrace. Raised lawn area and raised flower bed, stocked with seasonal planting. Outside motion sensor light and water supply. Outdoor power supply on side elevation by meter box. Wrought iron gate to double drive and garage.

Double Garage

Twin electric remote garage doors. Power points and lighting. Window to rear elevation. Driveway with parking for two vehicles.

Services

Mains electric. Mains water. Mains drainage.

Council Tax Band - G

Tenure - Freehold



Road Map



Hybrid Map



Terrain Map



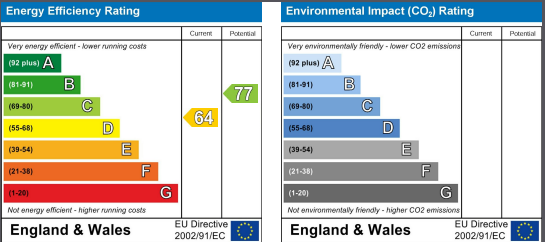
Floor Plan



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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