

# H & H

HOUSE & HOME  
PROPERTY AGENTS



## Pendragon House 8a Hardwick Avenue

Chepstow, NP16 5DJ

Offers in excess of £649,950





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## Description

Stunning detached and most spacious townhouse, which is set over three floors with around 2163 square feet of accommodation. The property has the most amazing views from every floor, but its the living and primary bedroom that views really are breath taking due to the full height bay windows. On the ground floor; large reception hall, generous open plan kitchen dining room with french doors to the private terrace, utility room, ground floor W.C. and Study/family room. To the first floor; galleried landing, off which is the living room with full height bay window to take in those breath taking views and french doors to the balcony again with views. Also on this floor, bedroom two, bedroom three and W.C. To the second floor; galleried landing, primary bedroom suite again with full height bay window and breath taking views, dressing room and en-suite shower room, bedrooms four and five and beautiful bathroom. Outside, level garden and terrace as well as double garage with remote electric door and ample driveway with parking up to six vehicles.

The property itself is situated on the periphery of the old centre of the medieval market town of Chepstow with its attendant range of facilities, all of which are within Chepstow Castle, the oldest surviving post-roman stone fortification in Britain is also a stone's throw away. Chepstow itself is described as the gateway to the Wye Valley, which is a designated area of outstanding natural beauty. There are many outdoors pursuits to be had nearby to include many world-famous walks and the Forest of Dean to name but a few. The town itself has many cafes, bars, bistros and restaurants plus many independently owned stores. There are good junior and comprehensive schools in the area and Chepstow has excellent commuter links via bus and rail with the A48, M4, M48 and M5 networks bringing Newport, Cardiff, Bristol, Gloucester and Cheltenham within commuting distance.

## Reception Hall

Inset spotlighting to coved and plain ceiling. Tiled floor. Panelled radiator. Turn stairs to first floor gallery landing. Doors off.

## Kitchen Dining Room

19'3" x 16'10" (5.89 x 5.14)

Inset spotlighting to coved and plain ceiling. The kitchen area is fitted with a matching range of oak fronted base and eye level storage units plus glass fronted display cabinets, all with under pelmet lighting and solid granite work surfaces with complimentary upstands. Stainless steel wash hand basin and mixer tap set into work surface. Island with ample storage and solid granite work surface. Range cooker to remain with stainless steel splash back, extractor hood and lighting over. Integrated fridge and freezer plus dishwasher. Free standing american style fridge/freezer with drinks and ice dispenser (available by separate negotiation). Tiled floor throughout. Panelled radiator. UPVC double glazed window and uPVC double glazed french doors to front elevation. UPVC double glazed and panelled door door to side elevation. Door to utility room.

## Utility Room

Coved and plain ceiling. Range of matching base and eye level storage units with granite effect work surfaces over and tile splash backs. Plumbing and space for automatic washing machine and tumble dryer. Tiled floor. Panelled radiator. Door to ground floor W.C.

## Ground floor W.C.

Extractor fan to coved and plain ceiling. Low level W.C. Pedestal wash hand basin with tile splash back. Tiled floor. Chrome towel radiator.

## Study/Family Room

16'9" x 8'10" (5.13 x 2.71)

Coved and plain ceiling. Panelled radiator. UPVC double glazed window to rear elevation.

## First Floor Stairs and Gallery Landing

An impressive space with inset spotlighting to coved and plain ceiling. Panelled radiator. UPVC double glazed window to front elevation with views towards the Severn Estuary and beyond. Doors off.

## Living Room

19'4" 16'11" x (5.90 5.17 x)

Inset spotlighting to coved an plain ceiling. Panelled radiator. UPVC double glazed window to front elevation with views. Full height uPVC double glazed bay window to front elevation with views towards the Severn Estuary and beyond. UPVC double glazed french doors to balcony.

## Balcony

Accessed off the living room. Views towards the Severn Estuary and beyond.

## Bedroom Two

15'0" max to door recess x 8'9" (4.59 max to door recess x 2.69)

Coved and plain ceiling. Two built in wardrobes. Good quality wood effect flooring. Panelled radiator. UPVC double glazed window to rear elevation.

## Bedroom Three

9'3" x 8'11" (2.82 x 2.74)

Coved an plain ceiling. Good quality wood effect flooring. Panelled radiator. UPVC double glazed window to rear elevation. UPVC double glazed door to Juliet balcony to rear elevation.

## W.C.

Coved an plain ceiling. Low level W.C. Wash hand basin with chrome mixer tap set over vanity storage unit with tile splash back and mirror cabinet over. Tile effect flooring. Panelled radiator.

## Second Floor Stairs and Gallery Landing

An impressive space with inset spotlighting to coved and plain ceiling.

Tel: 01291 418418

Access to loft inspection point with drop down ladder. Panelled radiator. UPVC double glazed window to front elevation with views towards the Severn Estuary and beyond. Doors off.

#### Primary Suite

16'11" to door recess x 11'4" (5.18 to door recess x 3.46)

Inset spotlighting to coved an plain ceiling. Panelled radiator. Full height uPVC double glazed window to front elevation with stunning far reaching views towards the Severn Estuary and beyond. Door to ensuite. Open to dressing room.

#### En-Suite Shower Room

Inset spot lighting and extractor to plain ceiling. Low level W.C. Pedestal wash hand basin with mirror and light over. Double walk in enclosure with rainwater head shower and separate shower attachment. Part tiling to walls. Wood effect tiling to floor. Chrome towel radiator. Opaque uPVC double glazed window to rear elevation.

#### Dressing Room

Inset spotlighting to coved an plain ceiling. Range of open fronted bedroom furniture to remain. UPVC double glazed window to rear elevation.

#### Bedroom Four

9'2" x 8'11" (2.81 x 2.74)

Coved and plain ceiling. Panelled radiator. UPVC double glazed window to rear elevation.

#### Bedroom Five

10'7" 7'7" (3.24 2.32)

Coved and plain ceiling. Panelled radiator. UPVC double glazed window to front elevation with far reaching views towards the Severn Estuary and beyond.

#### Bathroom

Inset spotlighting and extractor to coved and plain ceiling. Low level

W.C. Bidet. Pedestal wash hand basin. Double corner enclosure with mains fed shower. Free standing bath with chrome mixer tap. Fully tiled walls. Tiled floor. Chrome towel radiator. Opaque uPVC double glazed window to rear elevation.

#### Garden

Predominantly the front of the front of the property and of a private nature, the garden is laid to well maintained lawn. There is also a large raised terrace, for alfresco dining which can be accessed with the kitchen dining room. Outside power points and lighting. Footpath to both sides of the property lead to rear of the property and the boiler/storeroom.

#### Garage and Parking

Large gravelled driveway with ample parking for 4-6 vehicles as well as double garage with remote electric door, power points and lighting.

#### DIRECTIONS

Come off the A48 onto Hardwick Avenue and continue along the road taking the first turn on your right hand side sign posted 'except for access'. Proceed up the road, taking the first left turn onto the gravelled driveway. Continue to the top of the top of the driveway where you will find parking and the property on your right hand side.

#### Services

All mains services are connected.

#### Council Tax Band - G

#### Tenure - Freehold

#### Material Information

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/>





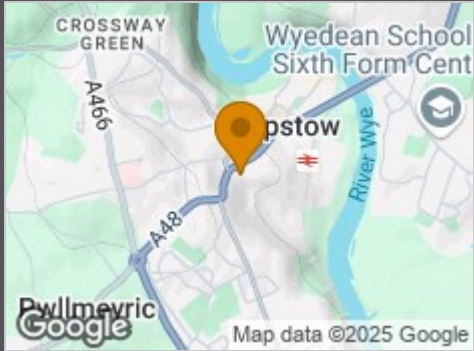
Road Map



Hybrid Map



Terrain Map



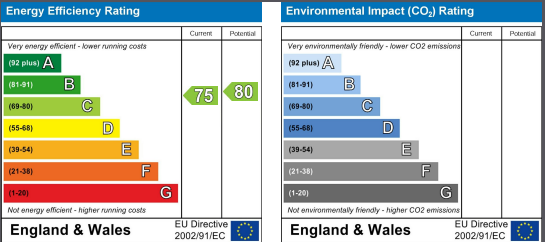
Floor Plan



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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