

H & H

HOUSE & HOME
PROPERTY AGENTS



12 Piercefield Avenue

Chepstow, NP16 5JB

£444,950



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Description

This charming property has been thoughtfully extended to the rear, offering well-designed living spaces across two floors. Upon entering, you're greeted by an inviting entrance porch leading to a welcoming reception hall. The ground floor boasts a comfortable living room and an open-plan kitchen/breakfast room, complemented by an adjoining utility room. From here, access is provided to a formal dining room and a versatile study, perfect for remote working. A convenient ground floor W.C. completes this level. Moving to the first floor, you'll find four generously sized bedrooms, each offering ample space and natural light. A modern family bathroom serves this floor, designed with modern fixtures and fittings. Externally, the property provides off-road parking at the front, accommodating multiple vehicles with ease. The rear presents a private garden, ideal for outdoor relaxation and entertaining.

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 breath taking 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

UPVC double glazed entrance porch with tiled floor. Door to reception hall.

Reception Hall

Panelled radiator. Stairs to first floor landing. Door to living room.

Living Room

16'2" x 12'9" maximum (4.93m x 3.89m maximum)

Feature fireplace. Panelled radiator. UPVC double glazed bay window to front elevation. Door to kitchen breakfast room.

Kitchen Breakfast Room

16'2" x 10'9" (4.93m x 3.28m)

Inset spotlighting to kitchen area. The kitchen is fitted with a matching range of shaker style base and eye level storage units all with wood effect work surfaces and tile splash backs. Belfast sink and mixer tap set into work surface. Built in fan assisted electric oven and grill. Four ring electric hob with extractor and lighting over. Understairs storage cupboard. Tiled floor throughout. Panelled radiator. UPVC double glazed window to rear elevation. UPVC double glazed french doors to rear elevation. Open to utility room.

Utility Room

Matching range of base and eye level storage units. Twin stainless steel sink and drainer set into wood effect work surfaces all with tile splash backs. Plumbing and space for dishwasher and washing machine. Tiled floor. Glazed bi-fold doors to dining room. Door to study.

Dining Room

11'8" x 9'1" (3.56m x 2.77m)

Coving. Kardean wood effect flooring. Panelled radiator. UPVC double glazed window to rear elevation. UPVC double glazed sliding door to rear garden.

Study

7'10" x 7'10" (2.41m x 2.39)

Power points and lighting. UPVC double glazed window to side elevation. Door to garage.

Tel: 01291 418418

Ground Floor W.C.

Low level W.C. Wash hand basin with tile splash back. Opaque UPVC double glazed window to side elevation.

First Floor Stairs and Landing

Access to loft inspection point. Useful storage cupboard. Doors off.

Bedroom One

12'7" x 14'0" maximum (3.84m x 4.27m maximum)
Built in wardrobe. Wood effect flooring. Panelled radiator. Two UPVC double glaze windows to front elevation.

Bedroom Two

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

Bedroom Three

13'3" x 7'10" (4.04m x 2.39m)
Wood effect flooring. Panelled radiator. UPVC double glazed window to rear elevation.

Bedroom Four

9'3" x 8'1" (2.82m x 2.46m)
Panelled radiator. UPVC double glazed window to rear elevation.

Bathroom

Inset spotlighting to plain ceiling. Low level W.C. with concealed cistern and push button flush. Wash hand basin and chrome mixer tap set over vanity storage unit. Bath with chrome mixer tap, mains fed shower and glazed shower screen over. Full tiling to walls. Tiled floor. Chrome towel radiator. UPVC double glazed window to side elevation.

Garden

Raised border the front elevation. Footpath and gate at the side of the property leads to the enclosed rear garden. There is a seating area which can be accessed off the kitchen breakfast room and the dining room. Steps up to a generous lawned rear garden with fence to boundary.

Parking

Tarmac and gravelled driveway to the front elevation with off road parking for several vehicles.

Material Information

Council Tax Band - F

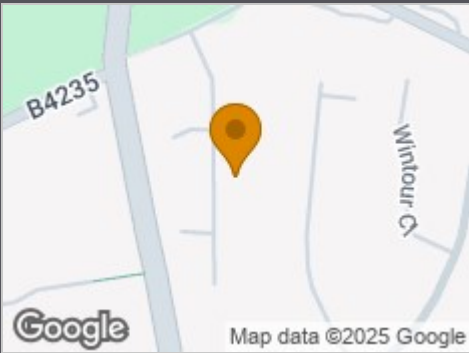
Tenure - Freehold

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

Ground Floor



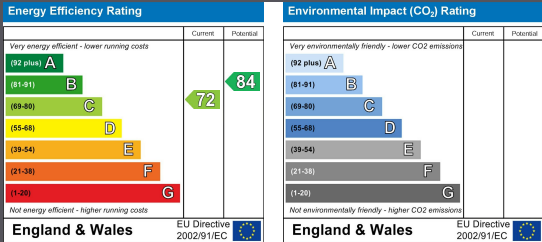
First Floor



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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