

84

Lych Gate Mews



84 Lych Gate Mews GL15

- A beautifully presented three bedroom house in Lydney •
- Newly fitted kitchen • Large lounge with media wall • Sun room •
- Separate dining room • Modern bathroom • Downstairs W.C. •
- Lovely rear garden with lawn, terrace & sheds •
- Off road parking for 3/4 cars • Great location for shops & train station •

A beautifully presented house in the sought after location in Lydney

In summary, a beautifully presented, spacious semi-detached three bedroom family home. The property sits in one of Lydney's most desirable developments, a short walk to Lydney train station, Lydney park, coffee shops and the town centre. This perfectly positioned property benefits from a quiet cul-de-sac location, whilst also minutes from Bathurst Lido and Lydney harbour. The property is situated in close proximity to a good collection of primary and secondary schools including the independent Dean Close St John's Chepstow.

This lovely family home is situated in a quiet cul-de-sac and benefits from a private parking for up multiple cars, side access to the garden, terrace and rear sun-room.

The convenient location set in the picturesque Forest of Dean also affords easy access to Bristol, Cardiff, Gloucester and Cheltenham.

Vendors' comments *"It's a great location, lovely and peaceful whilst still being able to walk to the park and into town. Bathurst lido is really close. We are lucky to have fabulous artisan coffee shops and it is lovely to stroll down to the harbour too. There's a lovely community atmosphere and lots of friendly neighbours. We've really enjoyed our garden which is quiet, private and not overlooked making it very peaceful."*

This well presented semi-detached property has private parking for up to four cars and a generous low maintenance garden. The property enjoys gas central heating and double glazed windows throughout and combi boiler.

The hallway is light and welcoming. The grey wooden flooring features throughout the downstairs hallway, lounge, ground floor WC, dining room & sun-room.

The WC is positioned opposite the front door with grey wooden flooring, partially grey tiled walls and a basin with unit space above and below.

The kitchen is newly fitted with a lovely modern grey look and new light worktop. The room is a good size and flooded with light with a window looking out to the front of the property. The kitchen comprises of a built-in oven and a gas hob fitted with cabinets for plenty of storage and ample space for a double fridge, washing machine etc. The combi boiler is housed on the wall.

The lounge is a very large room. There is a fabulous newly built feature media wall with fitted shelving, lighting and a modern electric fireplace to one end, a window out to the rear garden and new double patio doors directly into the sun-room. There is grey wooden flooring and a good size cupboard for storage. The generous space is stylishly decorated with a clean modern feel and is well suited to entertaining family and friends.

The sun room is a wonderful bright room surrounded with glass windows allowing lots of natural light. There is grey wooden flooring continued from the lounge and double patio doors accessing the rear garden. Another great space for entertaining guests and enjoying the sunshine.

Upstairs hallway and stairs are carpeted and lead to the upstairs bedrooms.

The family bathroom is bright, benefits a large window overlooking the front of the property. The bathroom comprises of an integrated bath and shower. There is light grey and white tiles on the walls and patterned flooring and a chrome towel radiator on the wall giving it the room a sleek modern feel.

The primary bedroom is located on the first floor, is spacious and has a large window looking out to the front of the property. The room is carpeted and there is a large built in double-door wardrobe.

Bedroom 2 is a delightful, light double bedroom with a built in double-door wardrobe. There is a large window overlooking the lovely rear garden and attracting lots of natural light.

Bedroom 3 is light and benefits a window looking out over the rear garden of the property. This bedroom is bright and with a useful built in cupboard for storage.

Rear private garden is low maintenance and benefits from the side access and direct access from the sun room patio doors. The garden has a good size lawn area and a lovely path leading to the large rear terrace, perfect for those summer evenings with friends and a BBQ. There is a large garden shed to the rear and another shed closer to the house. The garden is well maintained and surrounded by a grey painted fence.

Sq ft size: 827 approx square feet.

Broadband connectivity: Ultrafast.

Mobile coverage: 4G voice & data.

Council Tax: C.

Tenure: Freehold.

Service charge / ground rent: None.

LOCATION:

Perfectly situated in the heart of Lydney.

The popular town of Lydney offers a wealth of amenities including the stunning Lydney Harbour, the well maintained Lydney park and play area and the Bathurst lido. Lydney is home to a selection of shops, pubs and restaurants. The property is located in close proximity to major supermarkets and is conveniently located near a selection of recreational facilities. The town has a thriving community and provides a diverse array of shops, beauticians and coffee shops. The property is also a short drive to Chepstow for even more bars, restaurants and shops; along with the historic Chepstow Castle and the well known Chepstow Racecourse.

Lydney boasts plenty of outside space including parks, leisure facilities, golf courses and beautiful walks. Nestled perfectly between the Severn and the Wye Valley Lydney sits in the scenic Royal Forest of Dean.



DIRECT TRAINS TO GLOUCESTER, CHELTENHAM
& CARDIFF.

LYDNEY TRAIN STATION - 0.5 MILES

CHEPSTOW - 9 MILES

MONMOUTH - 12 MILES

GLOUCESTER QUAYS / TOWN CENTRE - 21 MILES

BRISTOL - 27 MILES

All distances are approximate





















































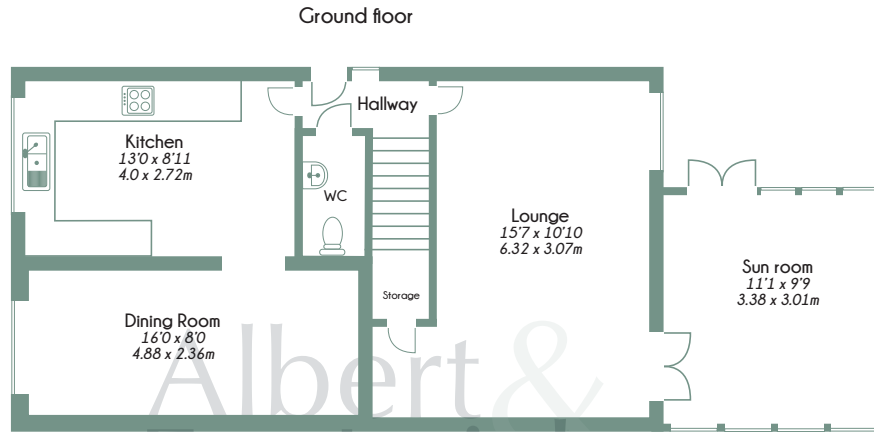




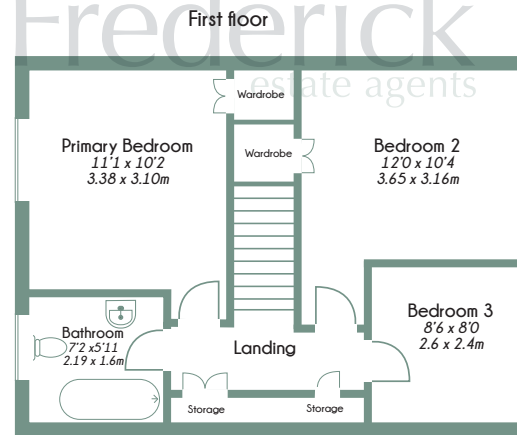




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

84 LYCH GATE MEWS
 LYDNEY GL15 5TJ
Asking price £299,950

TOTAL FLOOR AREA: 827sq FT (252m²) apprx

FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements - walls, doors, windows, fittings & appliances, their sizes & locations are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller or agent.

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