



# CHEPSTOW

Guide price **£600,000**



# TRAETHLIN

Vauxhall Road, Chepstow, Monmouthshire NP16 5PX



Beautifully presented dormer bungalow  
Landscaped private garden  
Versatile accommodation

This beautifully presented dormer bungalow is ideally located in a highly desirable area, with convenient access to amenities such as doctors' offices, a local garage, and a bus stop providing easy transport links to Bristol.

Renovated and modernised to a very high standard, this property offers flexible accommodation to suit various needs. The landscaped gardens surrounding the bungalow provide private seating areas, perfect for relaxation and outdoor enjoyment.

With its prime location and modern upgrades, this property offers both comfort and convenience for its residents, making it an ideal home for those seeking a tranquil yet accessible living environment. Perfect for commuters, the property ensures easy access to the train station and the M4 motorway, facilitating seamless travel to nearby towns and cities for work or leisure.

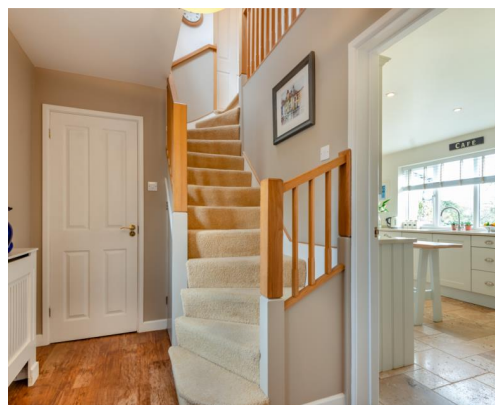


Guide price  
**£600,000**

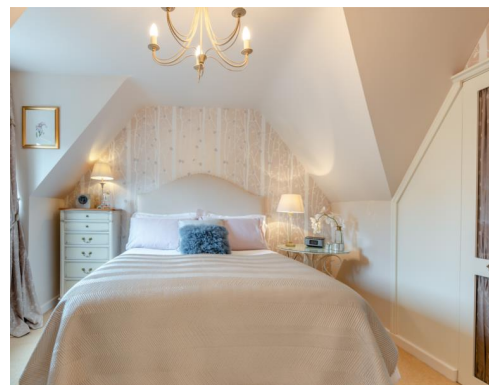


### KEY FEATURES

- Three bed detached dormer bungalow
- Great location
- Private gardens
- Plenty of off-road parking and garage
- Easy access to Chepstow town centre
- Beautifully presented property



# STEP INSIDE



As you first step into this fantastic property, you'll be greeted by a warm and welcoming hallway adorned with Kardean floor, imparting a clean and practical aesthetic. Oak stairs case to the first floor with under stairs storage cupboard and a practical downstairs cloakroom.

This renovated dormer bungalow is truly a gem, showcasing high-quality craftsmanship and attention to detail. The layout and finish exemplify workmanship at its best, ensuring a home of exceptional quality. The property offers a wonderful living experience, with features and finishes that demonstrate a commitment to excellence.

The kitchen is a delight, boasting traditional kitchen cabinets with fitted units and ample space for appliances, including a range cooker. The sleek light-coloured quartz worktops add a touch of elegance and perfectly complement the overall design and layout of the space.

A highlight of the kitchen is its strategically positioned sink, offering a pleasant view of the beautifully landscaped rear garden while you go about your daily tasks. This thoughtful design element enhances the functionality of the kitchen and provides a serene backdrop for culinary activities, making it a truly enjoyable space to work in.

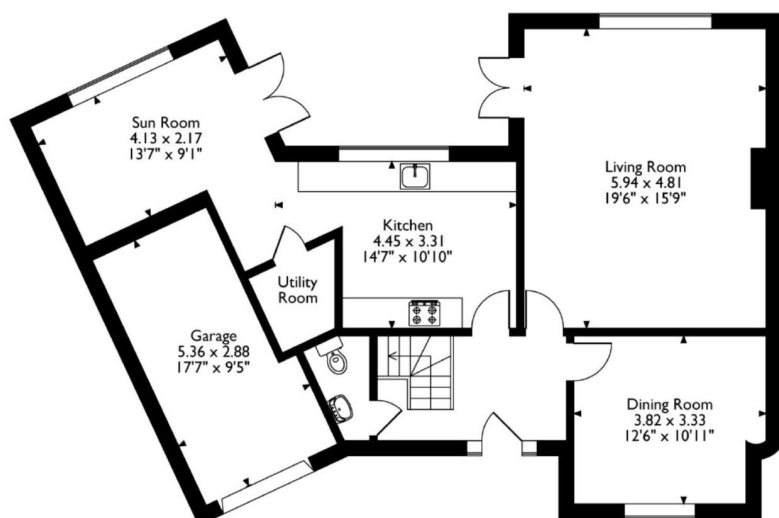
The inclusion of a convenient laundry room within the kitchen area streamlines household chores, offering both functionality and efficiency.

Just off the kitchen, the dining area presents an equally inviting ambience, characterised by its vaulted ceiling and expansive ceiling-to-floor picture window, which contributes to a sense of grandeur within the space.

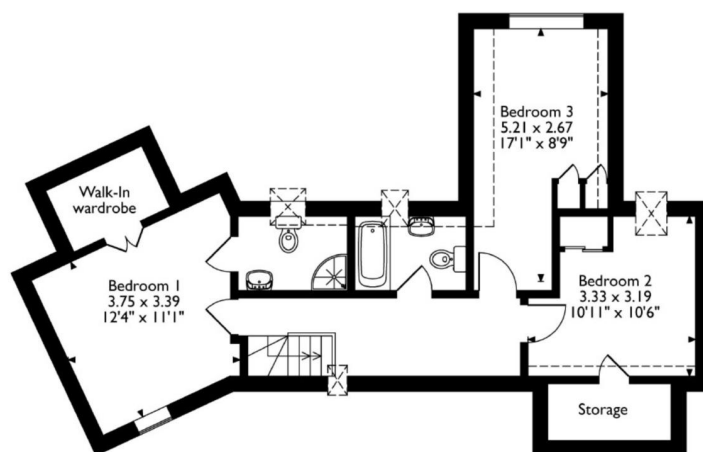
The abundant natural light streaming in through the window further enhances the overall bright and airy atmosphere that is perfect for dining and entertaining while enjoying the morning sun.

Additionally, the dining area is designed with functionality and connectivity in mind, featuring patio doors that effortlessly open onto the adjacent patio area. This seamless transition between indoor and outdoor spaces extends the living area and encourages a fluid indoor-outdoor lifestyle, ideal for enjoying al fresco meals or simply relaxing amidst the natural surroundings. Overall, this combination of features makes the kitchen and dining area a focal point of the home, perfect for both everyday living and entertaining guests.

Approximate Gross Internal Area  
 Main House = 140 Sq M/1507 Sq Ft  
 Garage = 14 Sq M/151 Sq Ft  
 Total = 154 Sq M/1658 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The large, spacious lounge offers ample room for relaxation and entertainment, providing a cosy setting for evenings spent indoors. A standout feature of the room is the warming inglenook fireplace, adorned with a stone surround and brick inserts recycled from the original chimney breast.

Accompanied by a woodburning stove, this fireplace adds both charm and practicality to the space, creating a focal point that exudes warmth and character.

The lounge is thoughtfully designed with fitted shelves and storage cupboards nestled into the alcoves, offering convenient storage solutions while maximising space utilisation.

Located next to the lounge to the front of the property is a beautifully presented formal dining room with a large window to the front bringing in ample natural light. This room is a great space for hosting gatherings.

Patio doors seamlessly integrate the indoor and outdoor areas, leading out to the seating area and extending the living space for gatherings or leisurely moments outdoors.

Moreover, a large window overlooking the rear garden invites abundant natural light into the room, illuminating the space and enhancing its inviting atmosphere, particularly during the daytime.

Ascending to the first floor via a lovely oak spindle staircase, you'll discover the principal bedroom, which exudes a sense of luxury and comfort.

This spacious retreat features a walk-in wardrobe, offering ample storage space for clothing and accessories, ensuring the room remains clutter-free and organised.

Additionally, the ensuite shower room provides a touch of convenience and privacy. Together, these features enhance the overall appeal of the principal bedroom, along the landing you will enter two further double bedrooms with ample storage space and decorated beautifully.

The family bathroom is fitted with a white modern suite and shower over tiled in neutral tiles so you can add your colour system.

# STEP OUTSIDE



When you step outside, you'll find this private garden to be an oasis, complete with mature shrubs and neatly clipped grass. The seating areas are strategically placed to allow you to enjoy the sunny aspect in the afternoon, creating the perfect spot for relaxation and soaking up the sunshine.

The garden, thoughtfully designed and tended to by the current owners, adds to the overall appeal of the property. With great seating and patio areas, the outdoor space enhances the living experience, providing opportunities for relaxation and enjoyment. As well as a purpose built wood store.

Whether you prefer to unwind with a book, entertain guests, or simply bask in the warmth, this outdoor space offers a tranquil retreat right at

## INFORMATION

Postcode: NPI 6 5PX

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: C





## DIRECTIONS

From our Chepstow office proceed through the Town Arch continuing up Moor Street. At the main road junction with Hardwick Hill bear right and continue up the road for approximately 400 yards where you will find a right turning into Vauxhall Road, this property on your right-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		82
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

30 High Street, Chepstow, Monmouthshire, NP16 5LJ  
 01291 626262  
 chepstow@archerandco.com  
 www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.