



CHEPSTOW

Guide price **£950,000**



ARCHER & CO

MORETON

Welsh Street, Chepstow, Monmouthshire NP16 5LU



5 bed detached property
 Beautifully presented property
 Walking distance to local schooling & Chepstow Town

Don't miss out on this beautifully presented five-bedroom period property, meticulously upgraded and renovated by the current owners. This showcase property is an absolute must-see. Perfectly situated within walking distance of the town centre, primary and secondary schools, and the leisure centre. The current owners have spared no expense in upgrading the house, resulting in a flawless interior and exterior. Ideal for a growing family, it offers spacious and bright reception rooms and generously sized bedrooms.

Approximately 2 miles from the M48 Severn Bridge, this location provides easy access and commuting to Bristol and London in the east, and Newport and Cardiff in the west. It is situated on the edge of the beautiful and renowned Wye Valley, offering a wealth of popular countryside pursuits including walking, caving, canoeing, riding, and cycling. The castles of Chepstow and Caldicot, as well as Tintern Abbey, are a short drive away and offer historical interest and various outdoor concerts throughout the summer months.



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KEY FEATURES

- Detached period 1930s 5-bedroom property
- Principal bedroom suite with dressing room & ensuite shower room
- Large landscaped private garden
- Electric gated access, extensive driveway providing ample parking
- Double garage with electric roller doors
- Within walking distance of town centre, schools & leisure centre



STEP INSIDE



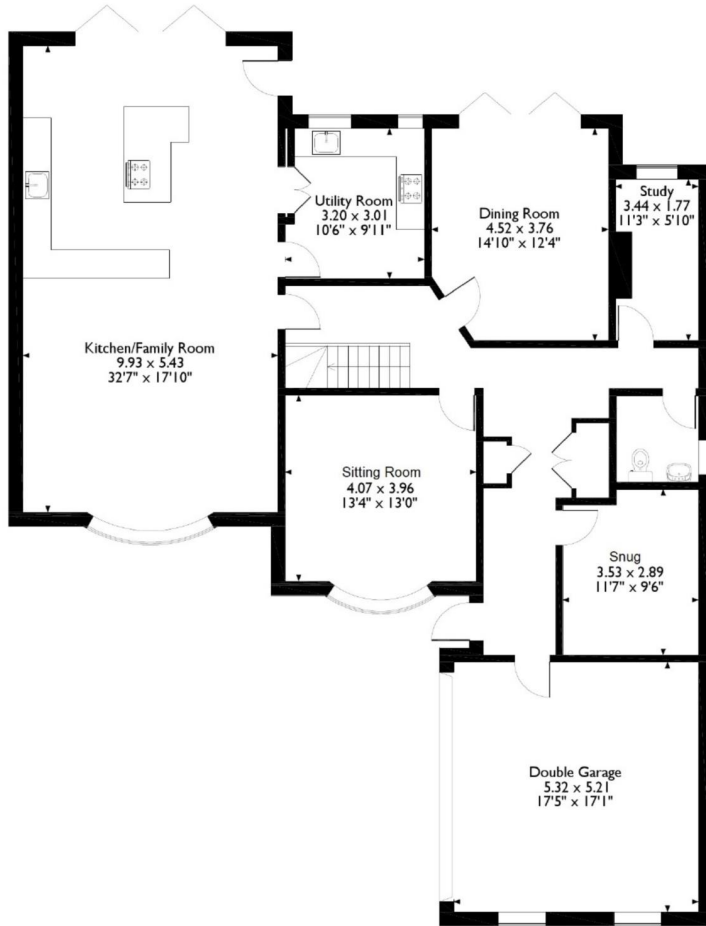
Upon entering the property, you will notice the attention to detail, which is evident in the upgraded modern yet traditional solid wooden flooring that has been fitted throughout. This indicates the level of care and investment that has been put into the property.

The layout is flexible, featuring four large reception rooms, not including the family room/dining area within the kitchen area.

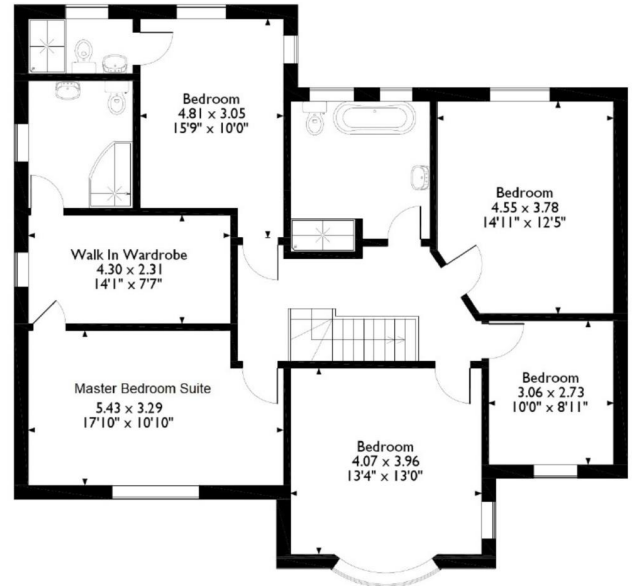
The formal sitting room offers a cosy atmosphere with a feature fireplace with wood burner and bay window overlooking the front garden and entrance. Additionally, the formal dining room, currently serving as a playroom, provides access to the garden through patio doors, leading to a level rear patio and seating area.

As you enter the spacious, modern kitchen, you'll be struck by the wow factor. It features a large island and is fitted out in modern, neutral tones with both wall and base units. One end of the kitchen serves as a family area and dining space, while the other end is adorned with glass bifold doors that allow you to open up and enjoy the outdoor seating areas and the morning sun. This stunning property comes with a much-needed utility room, a perfect addition for a growing family.

Moreton, Welsh Street, Chepstow, Sir Fynwy
Approximate Gross Internal Area
289 Sq M/3117 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.

As you make your way to the first floor via the elegant wooden light oak staircase, you'll be captivated by the high ceilings and elegant coving that adorn the entire property.

The principal bedroom, with its luxurious dressing room and fitted wardrobes, allows you to organise your life. It also features a beautifully finished ensuite shower room with a large shower fitted out with tiles that would not be out of place in any luxury London hotel.

The guest room has an en-suite, providing privacy for guests. There are two additional double bedrooms a single room and a main family bathroom. The family bathroom is fully equipped with a fitted bath, and a separate shower.

STEP OUTSIDE



The mature enclosed gardens are a wonderful feature of this lovely family home. They are completely enclosed by a combination of fencing and mature hedging, with double wooden gates with an electric entry system providing easy access to a spacious front garden area alongside the extensive driveway with parking for several vehicles. The front garden mainly consists of a level lawn, mature trees, and shrubs. The driveway leads to a double garage (5.32m x 5.21m) with electronic roller doors, as well as power and light.

A side path leads to a well-maintained and beautifully landscaped rear garden, which also features a mainly lawned area with raised beds, fully stocked with plants, and an extensive patio perfect for outdoor entertaining. Additionally, there is a large summer house with sunken lights, heating, and power, offering an ideal space for a garden office, and additional patio area.

INFORMATION

Postcode: NP16 5LU

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Private

EPC: D





DIRECTIONS

From our Chepstow office proceed through the Town arch and turn right into Welsh Street. Continue along this road, passing the Dell School and St Maur Gardens and the property can be found on the right-hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	65	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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