



PARC SEYMOUR

Guide price **£385,000**



44 GREENMEADOW DRIVE

Parc Seymour, Penhow, Newport NP26 3AW



No onward chain
Excellent links to the M4
Off road parking for up to 3 vehicles and a garage

This delightful detached bungalow is tucked away within a cul de sac located within the popular village of Parc Seymour, Penhow. Parc-Seymour is a suburban hamlet on the northern edge of Penhow, just off the A48 which links up to the M4 - making the property ideally located for those wishing to commute to Bristol and Cardiff.

The area is popular not only with commuters, but also families and also those seeking the countryside, as Wentwood Forest is within a short distance drive from the property.

There is a village shop and café within walking distance, along with a well-respected restaurant. The Roman village of Caerwent is a short drive with a range of local amenities to include a post office and farm shop and more comprehensive facilities can be found within the towns of Caldicot and Chepstow.

The property is being offered for sale with the full benefit of no onward chain, and has been refurbished by the present owner to include a new kitchen with integrated appliances, redecoration throughout, replastering etc.



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KEY FEATURES

- Detached bungalow
- 3 bedrooms
- Spacious reception room
- Enclosed westerly facing garden
- Refitted kitchen with built in appliances
- Close to local amenities



STEP INSIDE

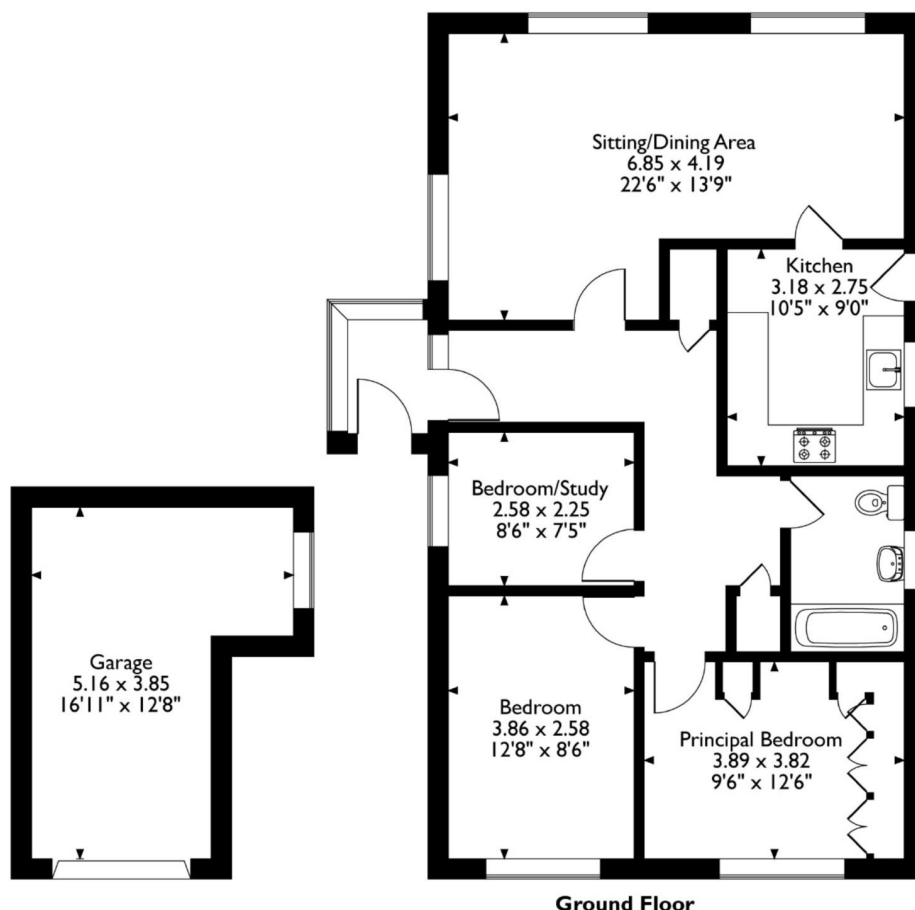


Stepping through the reception porch, you are welcomed into a spacious hallway that serves as the heart of the home, providing access to all rooms. Thoughtfully designed for convenience, the hallway includes both a storage cupboard and an airing cupboard housing the central heating boiler. A loft hatch offers additional storage potential.

The main living room is a bright and inviting space, large enough to accommodate both a lounge and dining area if desired. Three windows flood the room with natural light, while inset spotlights add a modern touch.

A doorway leads into the stylishly refitted kitchen, which boasts an excellent range of base and wall units, enhanced by low level LED lighting and sleek work surfaces. Integrated appliances include an oven, hob with canopied extractor, dishwasher, and washing machine. The tiled floor, inset ceiling lighting, and side-facing window and door complete the space with both practicality and style.

Approximate Gross Internal Area
 Main House = 84 Sq M/904 Sq Ft
 Garage = 16 Sq M/172 Sq Ft
 Total = 100 Sq M/1076 Sq Ft



Ground 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 property features three well-proportioned bedrooms.

The primary bedroom, currently used as a dressing room, is a spacious front-facing double with modern inset lighting.

The second bedroom, also a generous double, comes with an extensive range of fitted furniture, including wardrobes, overbed blanket boxes, and a dressing table, all illuminated by spot lighting.

The third bedroom is a cosy single room, ideal as a home office for those needing a dedicated workspace.

A well-appointed family bathroom completes the interior, featuring a contemporary white suite comprising a low-level WC, pedestal wash hand basin, and a panelled bath with a shower over. Fully tiled for a sleek finish, the space is enhanced by two frosted windows allowing natural light to filter in, alongside inset ceiling lighting.

STEP OUTSIDE



This property offers excellent practicality with off-road parking for up to three cars, along with a detached garage equipped with power. Gated side access on both elevations leads to the rear garden.

The front garden is mainly laid to lawn, complemented by a selection of established shrubs that add character and greenery. At the rear the garden is westerly facing. This well-fenced garden ensures privacy and features a low-maintenance paved layout. Additional external storage provides extra convenience.

INFORMATION

Postcode: NP26 3AW

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

From Chepstow proceed to the High Beech Roundabout and take the third exit (Caerwent A48). At the next roundabout (Parkwall) take the second exit (straight over) and continue along the A48 for several miles, bypassing the village of Caerwent. Just opposite the Ego at The Groes Wen Inn turn right into Parc Seymour. After a short distance take a left turn into Greenmeadow Drive, where following the numbering the property can be found on the left-hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		86
B (81-91)		
C (69-80)	68	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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