



CHEPSTOW

Guide price **£545,000**



 **ARCHER & Co**

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To book a viewing call 01291 626262

WYEVERN

Mounton Road, Chepstow, Monmouthshire NP16 5BL



4 bed detached property
Far reaching views across Chepstow Town centre
No upper chain

Wyevern is a 4 bedroom detached brick built property that is situated in a desirable neighbourhood, just a short walk from Chepstow High Street, with numerous amenities on your doorstep. The market town of Chepstow, known as the historic gateway to Wales, offers a variety of schools, leisure facilities, and a range of independent shops, cafes, and restaurants, along with supermarkets and an M&S Foodhall.

For commuters or those seeking a taste of city life, there is direct access to the Severn Bridge and the motorway network, bringing Bristol, Newport, and Cardiff within easy reach. Chepstow Railway Station, located on the Gloucester-Newport line, offers regular train services to London from Newport and Bristol Parkway. International flights are also available from Bristol and Cardiff airports.



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KEY FEATURES

- 4 Bedroom detached
- Principal bedroom with ensuite
- Parking for several vehicles
- Town centre location
- No Upper chain



STEP INSIDE



As you step inside this well-built property, you are immediately struck by how light and welcoming the atmosphere is. The spacious porch provides a practical transition from the outdoors, allowing you to shake off any wet weather before stepping into the inviting interior.

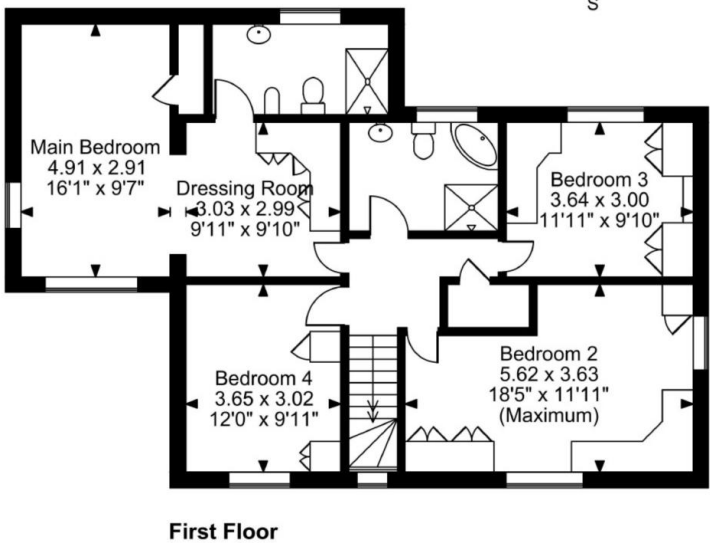
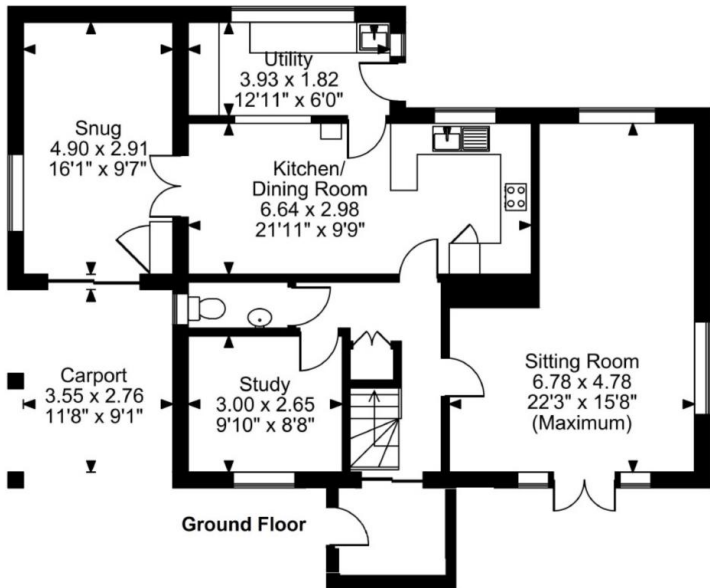
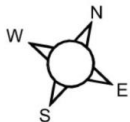
Once you enter the inner hall, the layout unfolds with a sense of openness.

To your right, the L-shaped lounge beckons invitingly. This airy space features windows on all sides, flooding the room with natural light and creating a warm ambiance that shifts beautifully from morning to afternoon.

From the inner hall, you find yourself presented with the front study or music room, a versatile space that invites creativity and focus. It's an ideal spot for quiet work or indulging in musical pursuits, benefiting from natural light that streams in through the front-facing windows. The presence of this room adds to the home's functionality, making it perfect for a busy family lifestyle.

Adjacent to the study is the conveniently located ground floor WC, which adds an element of practicality and ease for guests and family members alike. This thoughtful layout enhances the usability of the home, ensuring that essential amenities are easily accessible.

Approximate Gross Internal Area
1929 Sq Ft/179 Sq M
Carport external area = 111 Sq Ft/10 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Proceeding to the rear of the property, you enter the heart of the home: a spacious family kitchen/diner. This inviting area is perfect for gathering, featuring ample seating for meals and lively conversations. The kitchen is equipped with modern appliances and plenty of counter space, making it a joy to cook and entertain. Flowing seamlessly from the kitchen, you find the snug area,

Additionally, the kitchen includes a utility room, which adds to the home's functionality. This practical space is perfect for laundry and additional storage, keeping the main living areas uncluttered and organised.

As you ascend to the first floor, the landing opens up to reveal four generously sized double bedrooms, all with fitted cupboards. Each room is filled with natural light and designed to serve as a peaceful sanctuary for rest.

The family bathroom is conveniently located nearby, featuring modern fixtures and having a corner bath as well as a walk-in shower, a layout that accommodates the needs of a bustling household.

However, it's the principal suite that stands out as the jewel of the upper level. This spacious retreat boasts a sense of luxury and comfort, with ample room for a super-king-sized bed and additional furniture. The designated dressing area adds a touch of elegance, with fitted wardrobes and making it easy to organise and access your belongings. With a large private ensuite.

STEP OUTSIDE



As you approach the front door, the enchanting wrap-around garden reveals itself, inviting you to take a stroll and appreciate its thoughtful design. The garden features a harmonious blend of flower beds and mature shrubs, with well-placed pathways that guide you around the property to lovely seating area under the arbour and useful shed that is tucked away on a lower level.

AGENTS NOTE:

Title currently being registered with land registry.

The vendors have advised that the drainage is jointly owned with a neighbouring property.

INFORMATION

Postcode: NP16 5BL

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

On leaving our Town Centre office, turn right underneath the Town arch and proceed straight up Moor Street. Continue until you see Merricks Pharmacy on the corner and turn right at this junction. Continue bearing left onto Mounton Road. Proceed along this road up the hill past Ruffetts close on your right and then Wyevern is situated on the right.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		83
B (81-91)		
C (69-80)	69	
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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