



CHEPSTOW

Guide price **£500,000**



 **ARCHER & Co**

www.archerandco.com

To book a viewing call 01291 626262

31 MOUNT WAY

Chepstow, Monmouthshire NP16 5NF



4-bed detached modern property

Walking distance to local shops and schools

Great-sized property in a select development of the Upper Mount Way

This brick-built detached 4-bedroom residence, extending to approximately 1690 sq ft, is within walking distance to Chepstow Community Hospital and local schools, offering easy access to the town centre and major road links to Bristol, Newport, and Cardiff. The modern estate combines urban amenities with the scenic beauty of the surrounding countryside, and is complemented by a nearby children's park, ideal for outdoor activities and family outings.



Guide price
£500,000



KEY FEATURES

- 4-bed detached property
- Situated in a popular estate close to local schools
- Private rear garden with mature shrubs and plenty of lovely planting
- Great family kitchen/diner with a useful utility through to the garage
- No upper chain



STEP INSIDE



The property lends itself to being updated and offers a fantastic opportunity for a family to modernise and personalise the space to their preferences.

The spacious hall leads to a sizable rear-facing lounge with a feature fire and Bathstone surround.

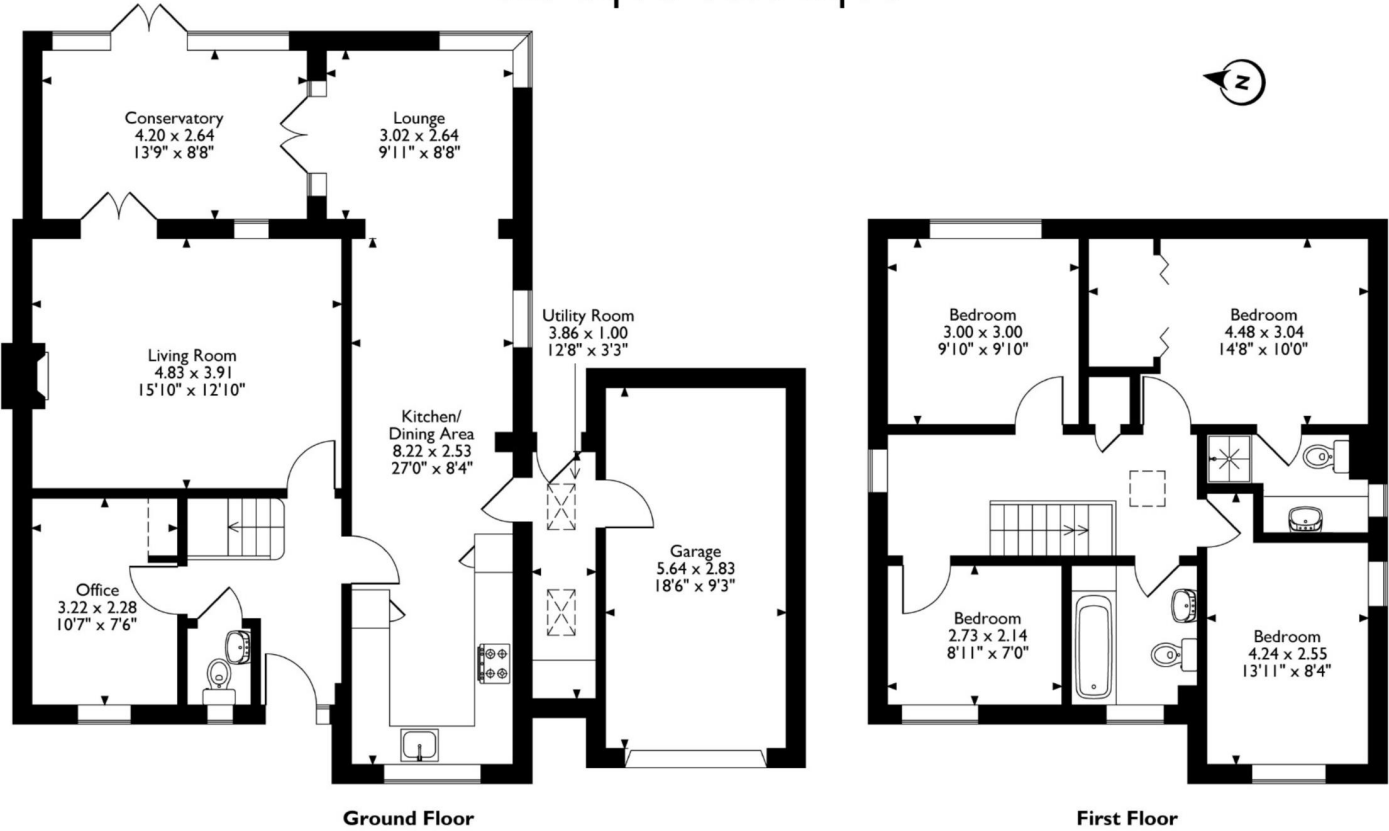
An additional handy study room for working from home is a real added bonus.

The large kitchen is equipped with plenty of wall and base units, along with ample worktop space.

An extension has been added, creating a lounge area and a conservatory to sit and enjoy views overlooking the rear garden.

Adjacent to the kitchen, there is a utility area with access to the integral garage and side garden, as well as a convenient ground-floor WC just off the hallway, with stairs leading to the first floor.

Approximate Gross Internal Area
157 Sq M/ 1690 Sq Ft



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.

Upstairs, the property features three double bedrooms and one single bedroom together with a family bathroom.

The principal bedroom benefits from a substantial walk-in wardrobe with lighting, maximising storage space. It also boasts an ensuite shower room with plenty of storage, adding convenience and comfort for the household.

STEP OUTSIDE



On a generous plot, this property features mature lawned gardens to the front and rear, beautifully framed by mature shrub borders. A tarmac driveway provides parking for up to two vehicles alongside the single garage.

The gardens wrap around the home. Paving stones lead from the utility room to a spacious patio area which is accessed from the conservatory, making it perfect for al fresco dining and summer entertaining. With a vegetable raised bed area, the rear gardens offer exceptional privacy, complete with gated side access.

INFORMATION

Postcode: NP16 5NF

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

From our office, through the Town arch and turn right onto Welsh Street (B4293). Continue along this road passing the turnings on the left for St Kingsmark Avenue, the first turning for Mount Way and The Dell Primary School on your right. Take the next turning on your left, signposted Mount Way. Follow the road up into the close, and the property is the second on the left.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		79
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		

30 High Street, Chepstow, 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.