



PARC SEYMOUR

Guide price **£395,000**



ARCHER & Co

THE PALMS

15 Greenmeadow Drive, Parc Seymour, Penhow, Newport NP26 3AW



Immaculately presented throughout
Flexible accommodation
Semi-rural location

This Immaculate semi-detached chalet style bungalow is located in the highly desired rural village of Parc Seymour, with distant views across to the ancient woodland of Wentwood. The property has been recently renovated by the present owner to a high standard throughout. The village of Parc Seymour features its own parkland and a short walk away is a very useful village shop and cafe, much loved by visitors to the village and the local community.

Parc-Seymour is a suburban village 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 those seeking the countryside, as Wentwood Forest is within a short distance drive from the property.

The Roman village of Caerwent is also 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.



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KEY FEATURES

- Semi-detached chalet style bungalow
- Four bedrooms
- Bathroom & shower room
- Refitted kitchen with integrated appliances
- Enclosed rear gardens offering privacy
- Close to local amenities and M4 access



STEP INSIDE



This delightful home offers bright and flexible accommodation across two floors. This beautifully presented property has an elevated ramp with safety bars leading to a modern front door, allowing wheelchair access if required.

Internally the central hallway provides access to the ground floor accommodation with a staircase leading to the first floor bedrooms. The well-proportioned kitchen features integrated appliances to include a dishwasher, fridge and freezer, plus a large new American style fridge freezer, which will remain in situ.

There is an attractive range of high gloss fronted base and wall units and worksurfaces which incorporates a breakfast bar, ideal for informal dining. A door gives access to the rear terrace, gardens and driveway.

A generous living room has double glazed picture windows overlooking the rear garden, the main focal feature of this room is the attractive stone fireplace.

Approximate Gross Internal Area
Main House = 115 Sq M/1237 Sq Ft
Garage = 16 Sq M/172 Sq Ft
Outbuilding = 5 Sq M/54 Sq Ft
Total = 136 Sq M/1463 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.

The ground floor contains two double bedrooms, these rooms offer flexibility, especially to those wishing to work from home, and are at present used as reception rooms, they both share a front facing aspect.

The ground floor also comprises of a shower room, refitted with a modern three piece suite.

Then to the first floor both bedrooms provide beautiful views across the surrounding hamlet and countryside beyond.

The principal bedroom features an electronically controlled Velux window, and has the benefit of an en-suite bathroom with wonderful views towards Wentwood and again fitted with a modern three piece suite in white, whilst the second bedroom will also accommodate a double bed and overlooks the rear garden and countryside beyond.

STEP OUTSIDE



The front elevation is laid to low maintenance with a stone feature. There is a side driveway offering parking for two cars and access to the garage, which has a handy storage shed behind. The rear garden offers a desirable southerly aspect and is well bounded by fencing, and also offers a good degree of privacy. The rear has a small paved sun terrace and neatly manicured lawned area with a central feature. The palm trees are available by separate negotiation, and there is a useful pedestrian gated access to the driveway.

INFORMATION

Postcode: NP26 3AW
Tenure: Freehold
Tax Band: E
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. Proceed for a short distance, passing the Village shop/Café on the left, take the next turning on the left into Greenmeadow Drive and the property is located on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		85
(81-91)	B		
(69-80)	C		64
(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, NP16 5LJ
 01291 626262
 caldicot@archerandco.com
 www.archerandco.com



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