



# CHEPSTOW

Guide Price **£335,000**



ARCHER & Co

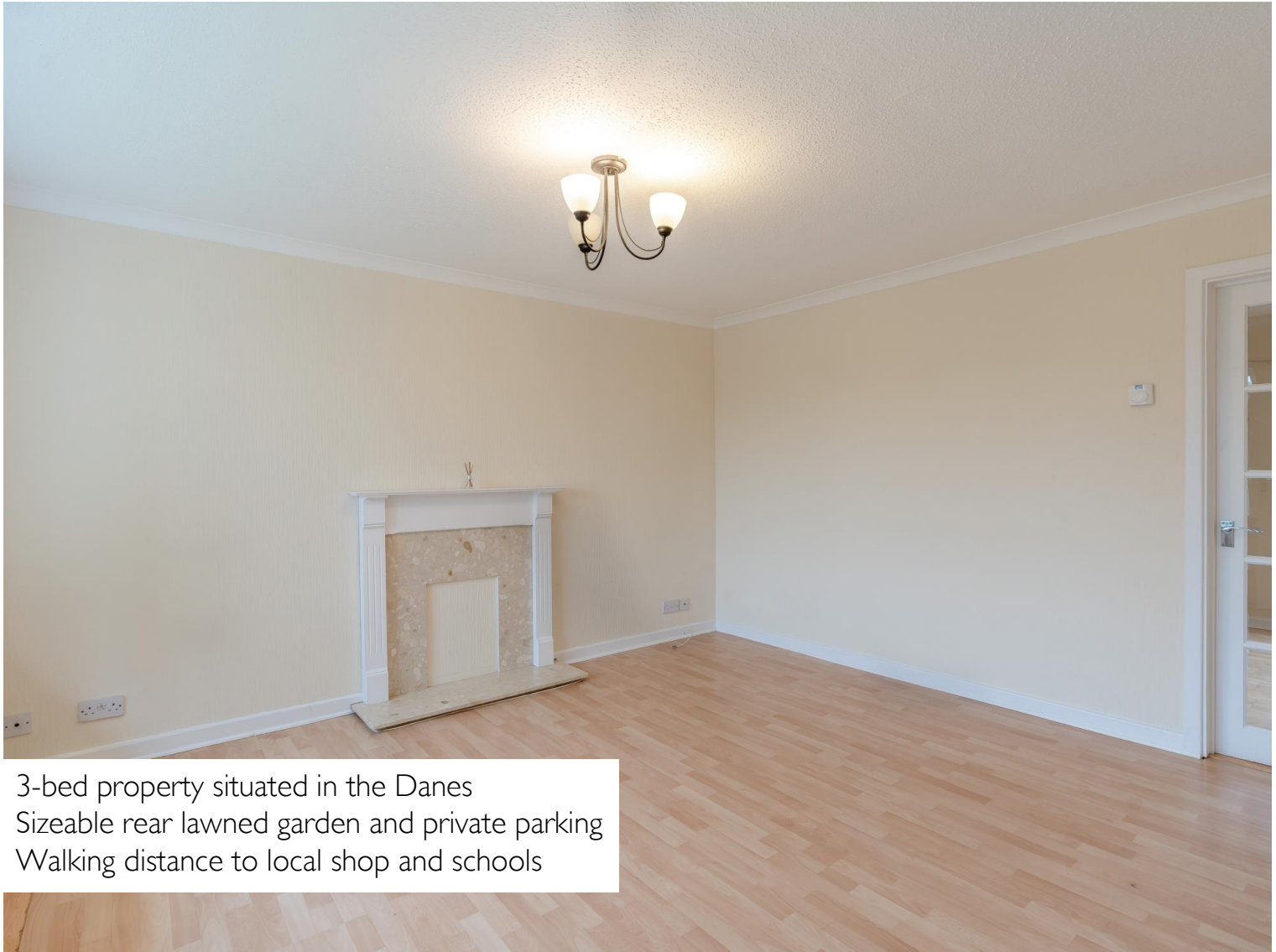
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To book a viewing call 01291 626262



# 15 PRIORY CLOSE

15 Priory Close, Monmouthshire NP16 5ND



3-bed property situated in the Danes  
Sizeable rear lawned garden and private parking  
Walking distance to local shop and schools

This is a fantastic example of a three-bedroom semi-detached property situated in a prime location of the Danes. It boasts a very sizeable garden, a driveway, and a detached garage. The property also benefits from no onward chain, making it an ideal opportunity for immediate occupancy.

Located approximately 1.5 miles from the M48 Severn Bridge, this property offers excellent access and easy commuting to Bristol and London to the east, as well as Newport and Cardiff to the west. Situated on the edge of the stunning and renowned Wye Valley, there are abundant outdoor pursuits available, including walking, caving, canoeing, riding, and cycling.

Additionally, the historic castles of Chepstow and Caldicot, along with Tintern Abbey, are just a short drive away, providing rich historical interest and hosting various outdoor concerts throughout the summer months.



Guide Price  
£335,000



### KEY FEATURES

3-bed semi-detached property  
Situated in the Danes within walking distance of the town centre  
Private, very sizable rear garden  
Off-road parking for three vehicles and a garage  
No upper chain





# STEP INSIDE

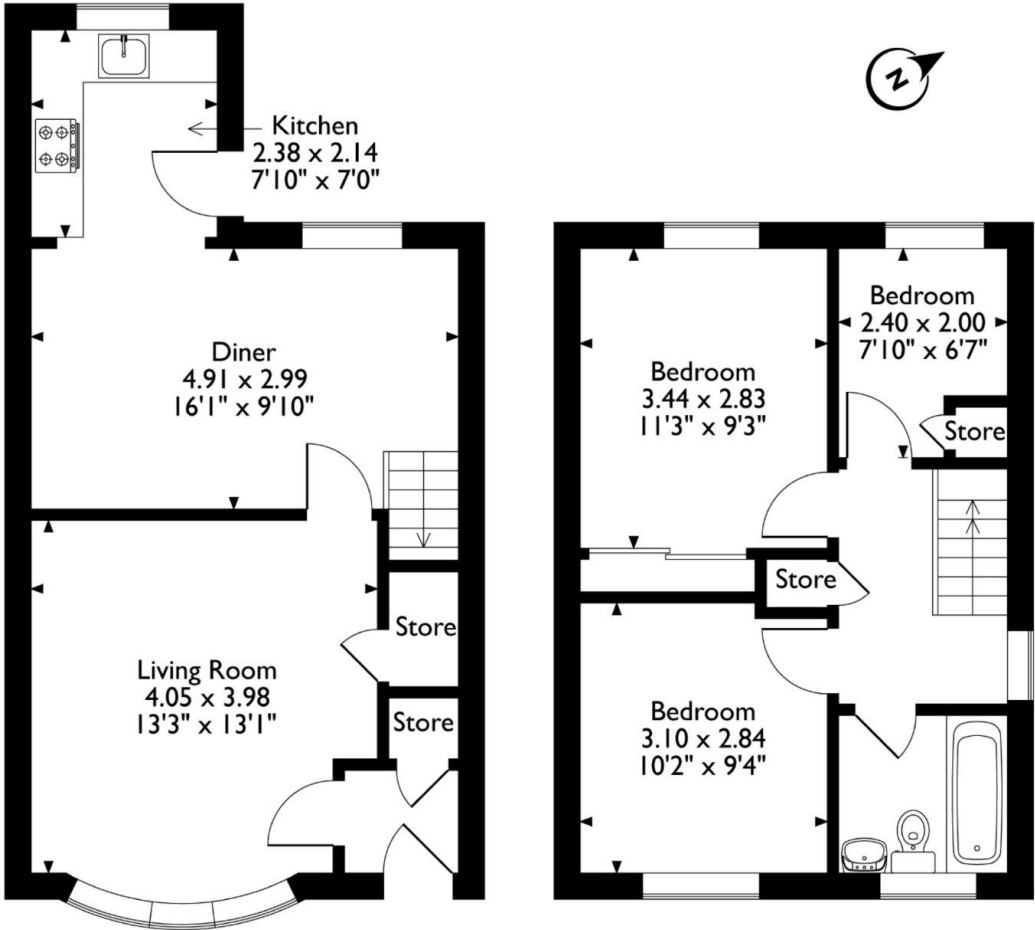


Leading off the driveway, the front door opens into a welcoming entrance hall, which provides access to the spacious living room. The living room is filled with natural light thanks to a large front-facing window overlooking the front garden and street, creating a bright and airy atmosphere.

To the rear of the property, an open-plan kitchen is fitted with modern wall and floor units, an integrated oven and hob, creating a sleek and functional space. This kitchen seamlessly flows into the family/dining area, offering a versatile environment for everyday living and entertaining. The space benefits from access to the rear garden and patio, making it ideal for outdoor dining and relaxation. From the kitchen/dining area, there is also main access to the first floor.

Ascending to the first floor, you will find a modern family bathroom and three well-proportioned bedrooms, providing comfortable living space for family or guests.

Approximate Gross Internal Area  
76 Sq M/818 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.



# STEP OUTSIDE



The standout feature of this property is its exceptionally large rear garden, offering ample outdoor space for relaxation, play, and entertaining. The garden includes a detached garage and parking area, providing convenient storage and parking solutions. Perfectly suited for young families, the generous outdoor space offers plenty of room for children to play and enjoy outdoor activities.

## INFORMATION

Postcode: NP16 5ND  
Tenure: Freehold  
Tax Band: D  
Heating: Gas  
Drainage: Mains  
EPC: D








## DIRECTIONS

From our Chepstow office proceed through the Town arch and turn right into Welsh Street. Continue along this road, passing the turning for the Leisure Centre and Chepstow Senior School. Turn left into Kingsmark Lane and take the first left into St Kingsmark Avenue. The property takes the 2nd right-hand turning into Priory Close, and the property is 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	68	74
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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