



ST ARVANS

Guide price **£390,000**



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1 LAUREL PARK

St Arvans, Chepstow, Monmouthshire NP16 6ED



3-bed end terrace modern property
Conservatory with garden views
Plenty of parking for several vehicles

This modern end-terrace home offers three bedrooms, a bright and well-lit living space, and a conservatory that overlooks a neatly maintained and secure rear garden. The property also benefits from parking and a garage, all situated in a desirable village location.

Chepstow Racecourse is a lively focal point for the community, offering exciting horse racing events along with music concerts and various entertainment activities that enhance the local social scene. Nearby, the vibrant town of Chepstow boasts a wide range of dining options, shopping venues, sports and leisure facilities, and essential amenities that serve residents and visitors alike. Dominating the town's landscape is the historic Chepstow Castle, a majestic testament to the area's rich heritage, providing a stunning and picturesque backdrop that adds to the town's charm and allure.



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KEY FEATURES

- 3-bed End terrace property
- In the most desirable village of St Arvans
- No upper chain
- Garage and parking



STEP INSIDE



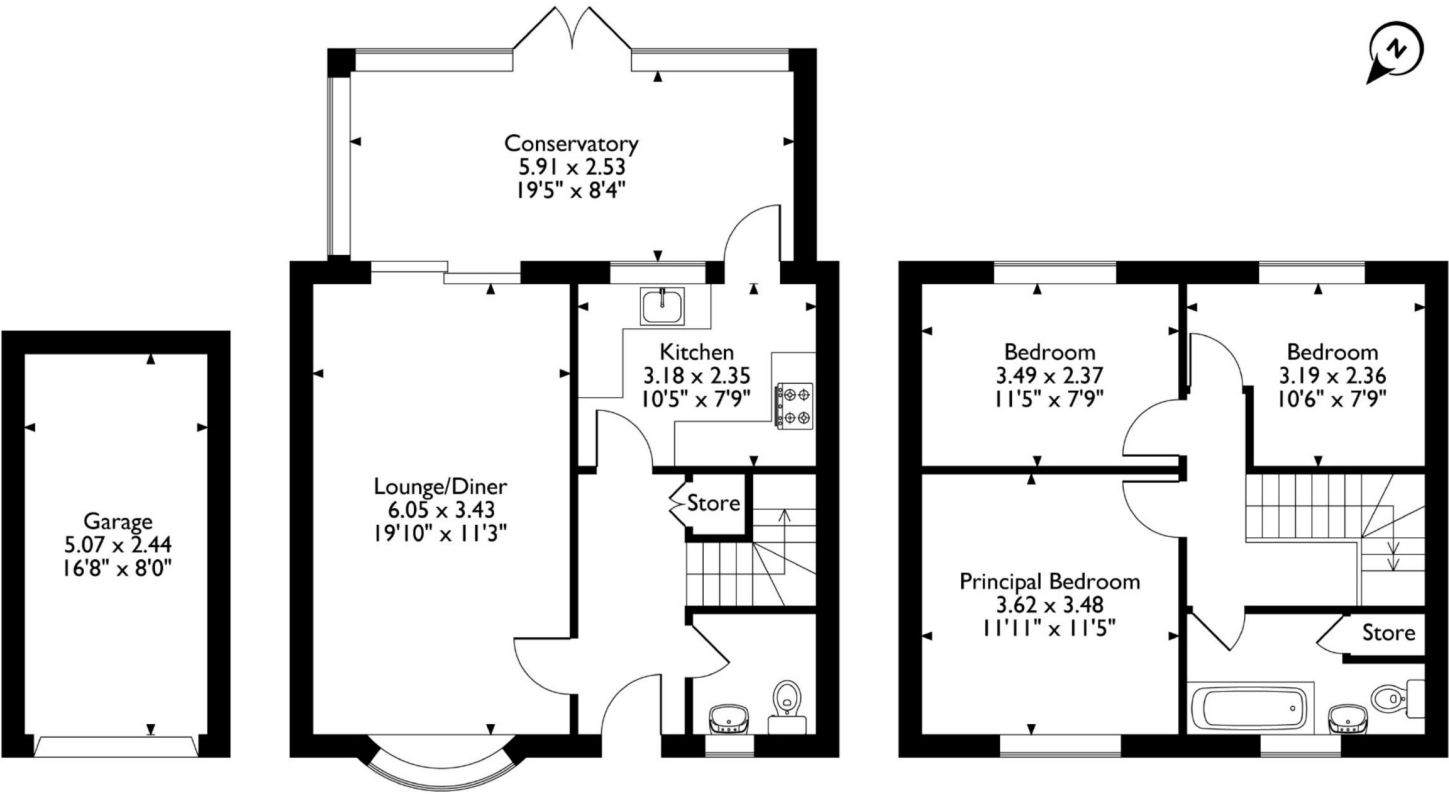
This charming 3-bedroom end-terraced property enjoys a prime position in the sought-after neighbourhood of St. Arvans. Upon entering, you are welcomed by a spacious hallway that leads to a convenient ground-floor WC, adding to the home's practicality and comfort.

The light-filled lounge overlooks the front sizable, level garden, driveway, and entrance path. As you step into the lounge, you'll notice the neutral colour scheme of the décor, which creates a calm and inviting atmosphere. A large bay window floods the room with natural light, enhancing the bright and airy feel of the space.

Adjacent to the hallway, the kitchen features fitted wall and base units, providing ample storage. It also offers access to the conservatory, which is positioned at the rear of the property to enjoy views over the patio and rear garden.

The attached conservatory provides additional space for a dining table and chairs, making it perfect for enjoying meals or basking in the sunshine while overlooking the outdoor area.

Approximate Gross Internal Area
Main House = 98 Sq M/1055 Sq Ft
Garage = 12 Sq M/129 Sq Ft
Total = 110 Sq M/1184 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.

Ascending to the first floor, you'll find three bedrooms.

The principal bedroom is a comfortable space, with additional bedrooms located at the rear of the property, both offering cosy and relaxing environments.

The family bathroom, featuring a coloured suite, completes the first-floor layout, providing convenience and functionality for residents.

STEP OUTSIDE



To the front of the home, there is a single attached garage offering practical space for various needs. Parking for two vehicles to the front driveway.

You have side access via a path to the rear level lawned garden, which is of a lovely size and provides a perfect haven for children to play. The garden features mature shrubs and is securely fenced for added privacy and safety. The oil tank is positioned at the rear on the left side and is discreetly hidden behind a trellis.

INFORMATION

Postcode: NP16 6ED

Tenure: Freehold

Tax Band: E

Heating: Oil

Drainage: Mains

EPC: D





DIRECTIONS

From Chepstow, take the A466 Wye Valley road towards Tintern, passing Chepstow racecourse. On arrival in St Arvans, bear left just after the Piercefield Inn, taking the Devauden road. Proceed for a few hundred yards and take the left turning into Laurel Park (and Grange Park). Take the next turning left, and the property can be found on your left-hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	61	72
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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