



PWLLMEYRIC

Guide price **£595,000**



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3 ORCHARD RISE

Pwllmeyric, Chepstow, Monmouthshire NP16 6JT



3 bed detached Bungalow

Situated off Chapel Lane in a private position on Orchard Rise

Private rural location with open countryside views

This property offers a welcoming entrance from a tranquil cul-de-sac, leading to a spacious driveway that provides convenient access to a large garage equipped with an electric roller door. The southwestern aspect of the garden features a beautifully maintained lawn, complemented by a variety of shrubs and trees that create a sense of privacy and serenity. The eastern gardens are equally inviting, presenting the perfect opportunity for those interested in gardening, particularly for establishing vegetable beds.

Additionally, the property includes a practical cellar accessible from the exterior, although it has limited headroom, making it ideal for storage or other utility purposes. There is also extra storage space that could be transformed into a utility room, adding further functionality to the home. The balcony offers a lovely retreat for relaxation, outdoor dining, and entertaining guests, allowing you to fully appreciate the surrounding environment and most spectacular views across towards open countryside.

Conveniently situated just down the road, you'll find the renowned St Pierre Golf and Country Club, as well as the Chepstow Garden Centre, both ideal for leisure and relaxation. For nature enthusiasts, St Pierre Woods and an array of picturesque countryside walks across open farmland offer a fantastic way to explore the stunning local scenery.

The nearby village of Mathern, located just a short distance from Pwllmeyric, features its own charming gastro pub, Mathern Palace, and the historic St Tewdric's Church, which dates back to 600 AD, making it a fascinating destination for history lovers. Within a short drive, you'll have access to the breathtaking Wye Valley and the Offa's Dyke Path, running along the border between Wales and England. These areas present an abundance of outdoor activities, including walking, climbing, cycling, and horseback riding.

Moreover, local attractions such as Chepstow and Caldicot Castles, as well as the Cistercian Abbey at Tintern, offer rich historical experiences and occasionally host seasonal open-air entertainment, making this location perfect for both adventure and cultural exploration.



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KEY FEATURES

- Three bedroom detached property
- No Upper chain
- Located in a sought-after location off Chapel Lane
- Most spectacular views
- Garage and additional parking for 3 vehicles



STEP INSIDE



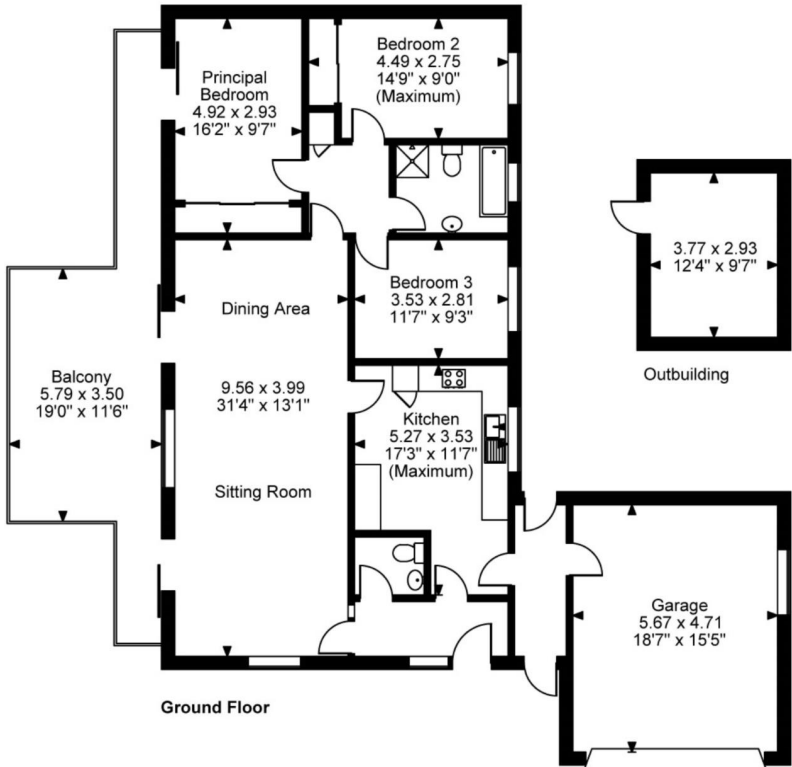
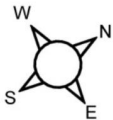
As you enter the property, you are welcomed by a bright entrance hall that provides access to the kitchen, living room, and cloakroom.

The kitchen/breakfast room is thoughtfully designed, featuring a modern collection of fitted wall and base units, beautifully complemented by generous work surfaces.

A door conveniently leads from the kitchen to the vegetable gardens, enhancing the appeal for those who enjoy gardening.

The open plan living room and dining area is a standout feature of the home, showcasing an impressive array of patio doors and windows that bathe the space in natural light and offer stunning views of the surrounding open countryside.

Orchard Rise, Pwllmeyric, Chepstow
Approximate Gross Internal Area
Main House = 1258 Sq Ft/117 Sq M
Garage = 287 Sq Ft/27 Sq M
Outbuilding = 119 Sq Ft/11 Sq M
Balcony external area = 310 Sq Ft/29 Sq M
Total = 1664 Sq Ft/155 Sq M



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The position & size of doors, windows, appliances and other features are approximate only.
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Two sets of large doors open onto a decked balcony, creating a perfect spot for relaxation or entertaining while enjoying picturesque views over the gardens and beyond.

This property boasts three spacious double bedrooms, each offering versatile options that allow them to be used as additional reception spaces if desired.

The primary bedroom is particularly notable, featuring exclusive access to the decking and newly fitted wardrobes, making it a comfortable and stylish retreat.

Completing this delightful home is a well-appointed family bathroom, ensuring comfort and practicality for all residents.

STEP OUTSIDE



The front of the property opens from a private cul-de-sac onto a spacious driveway that provides access to a large garage equipped with an electric roller door, along with three additional parking spaces for convenience.

The garden extends gracefully to the south-west, primarily laid to lawn and bordered by a charming picket fence that clearly defines the boundary. Meanwhile, the east gardens offer a more private atmosphere, currently utilised for vegetable beds, making it a perfect spot for gardening enthusiasts.

A practical cellar, accessed from the outside, offers limited headroom but stretches conveniently beneath the property, providing extra storage options. Additionally, there is another storage area that could easily be transformed into an ideal utility room, enhancing the functionality of the home.

The balcony serves as a wonderful outdoor space for relaxation, allowing you to soak in the beautiful surroundings while enjoying alfresco dining or entertaining friends and family in style. This combination of functional outdoor spaces makes the property not only visually appealing but also highly practical for modern living.

AGENT'S NOTE:
The owners of the property contribute to the maintenance of the road and hedge. Current cost ____

INFORMATION

Postcode: NP16 6JT
Tenure: Freehold
Tax Band: F
Heating: Gas
Drainage: Mains
EPC: D





DIRECTIONS

From Chepstow take the A48 road towards St Pierre Marriott Hotel and Country Club. Turn left signposted Mathern Village just after the New Inn at the bottom of Pwllmeyric Hill. Take the first turning left for Chapel Lane. Proceed up the hill towards the top, and Orchard Rise is the second turning on the left. The property is the third one on the left.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		76
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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