



CHEPSTOW

Guide price **£340,000**



# 86 ST. KINGSMARK AVENUE

Chepstow, Monmouthshire NP16 5LY



Beautifully presented family home within walking distance of Chepstow Town Centre and easy commuting to A48 and M48.

Nestled in the heart of Chepstow's most popular development of The Danes, this delightful three-bedroom detached home offers a perfect blend of comfort and convenience.

The location is ideal, just a short walk from Dell Primary School and Chepstow Secondary School. This also features an attached leisure centre with a swimming pool, perfect for recreational activities and local clubs. Nearby, Dell Park offers a convenient play area and grassy space for outdoor recreation, all with lovely views of Chepstow Castle and the surrounding grounds, and excellent transport links via bus, train, and major roads. Whether you're seeking a family-friendly environment or a peaceful retreat close to all conveniences, this property offers the perfect combination of comfort, style, and practicality.



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### KEY FEATURES

- Beautifully presented family home
- Modern kitchen
- Single garage & off road parking
- Walking distance to local schools
- Near town location
- Modern family bathroom



# STEP INSIDE



This lovely home offers a warm and inviting atmosphere throughout, beginning with a welcoming hall and stairs leading to the first floor, which features an understairs handy cupboard for additional storage.

The spacious lounge features a large window overlooking the front garden and driveway, filling the room with an abundance of natural afternoon light.

It is seamlessly open-plan to the dining area, which benefits from a dual aspect view and patio doors that provide direct access to the rear garden. This layout creates an ideal space for family living, entertaining guests, and enjoying outdoor gatherings. The rear garden offers a private outdoor retreat, perfect for relaxing, children's play, or outdoor entertaining.

The modern kitchen features sleek white base and wall units, providing ample storage and a contemporary aesthetic. It includes designated spaces for freestanding appliances, seamlessly integrated into the layout for a clean, clutter-free look. The stylish, on-trend pink splashback tiles add a pop of colour and personality, elevating the overall design. A rear door offers convenient access to the garden and patio area, creating a charming outdoor connection that makes dining and entertaining outside effortless. This thoughtfully designed kitchen combines functionality with style, making it the perfect heart of the home.

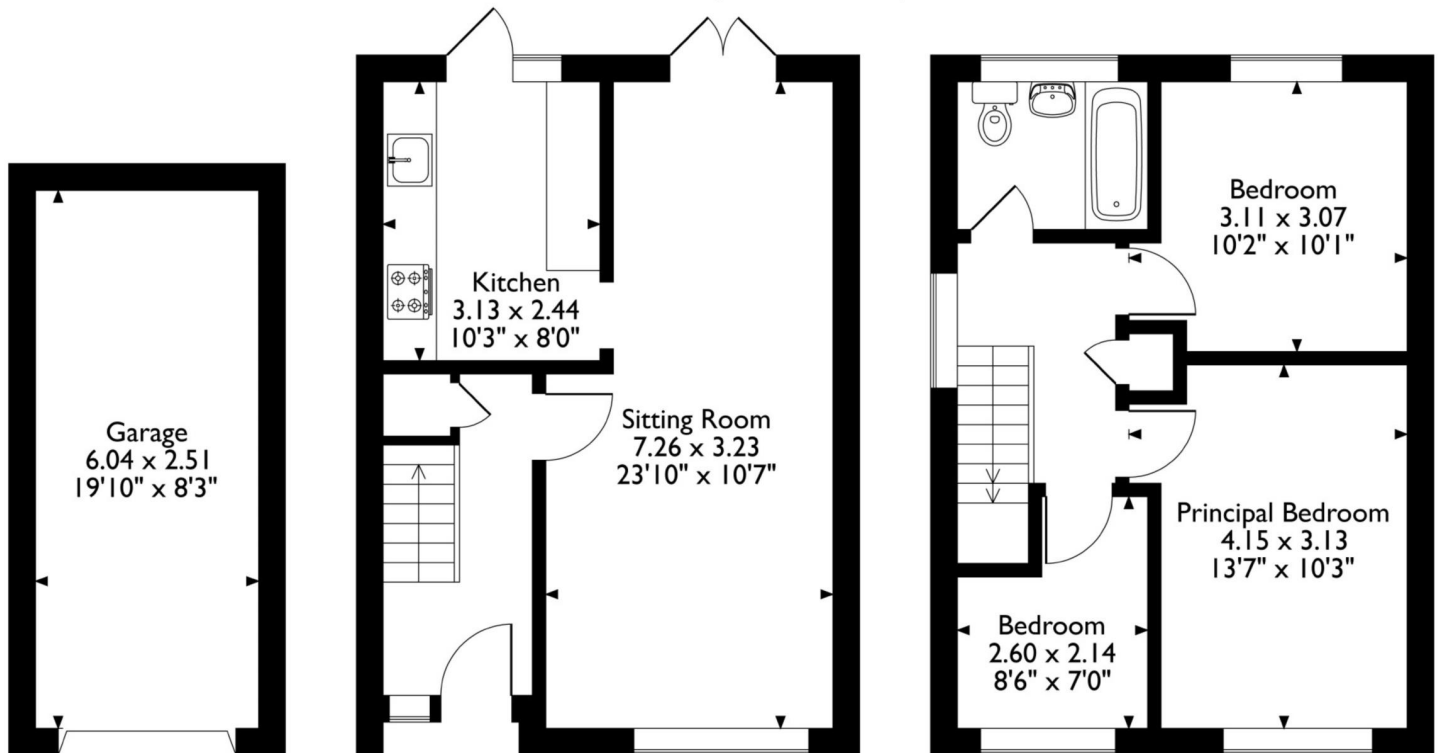
## 86, St. Kingsmark Avenue, Chepstow, Monmouthshire

Approximate Gross Internal Area

Main House = 73 Sq M/786 Sq Ft

Garage = 15 Sq M/161 Sq Ft

Total = 88 Sq M/947 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.

Upstairs, the principal bedroom enjoys a pleasant front aspect overlooking the garden, providing a peaceful retreat.

Two additional beautifully presented bedrooms offer versatile space for family or guests.

The main bathroom features a modern white suite, including a shower over the bathtub, a sink with a vanity unit, and stylish tiling that gives the space a fresh and contemporary look. This bathroom completes the first-floor layout, offering a functional and appealing space for the family.

# STEP OUTSIDE



In front of the property, there is a driveway that offers parking for multiple vehicles. The front garden is mainly laid to lawn with mature shrubs within the border, the drive leads up to the single garage, providing convenient access and parking space.

At the rear, the property features a spacious patio area that extends to the level rear garden. The gardens are private and well-maintained, featuring a variety of shrubs and trees that create a tranquil and attractive outdoor space.

## INFORMATION

Postcode: NPI 6 5LY

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: D





## DIRECTIONS

What3words: walls.amounting.officer



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(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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