



# CHEPSTOW

Guide price **£365,000**



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# 102 ST. LAWRENCE PARK

Chepstow, Monmouthshire NP16 6DQ



3 bed detached property in a great location  
Rear garden and side garden, and garage  
No Upper chain

This charming Bryant home, built by a reputable developer, has been lovingly maintained by the same family since new. It offers a spacious and well-designed layout, including three generous bedrooms, a formal separate dining room, and an open-plan lounge that opens to a mature, partially walled corner plot garden. A single detached garage provides convenient additional parking and adds to the home's practicality.

Ideally located within walking distance of Chepstow Community Hospital, local schools, and the town centre, this residence perfectly balances comfort and convenience. Chepstow itself is renowned for its historic castle - the oldest surviving stone castle in Britain - and is situated on the edge of the breathtaking Wye Valley, an Area of Outstanding Natural Beauty. This scenic region, straddling the England-Wales border, combines vibrant urban amenities with countryside charm.

A nearby local park offers a perfect spot for leisure and relaxation, making this home an excellent choice for families seeking a peaceful lifestyle with easy access to major routes leading to Bristol, Newport, and Cardiff.



Guide price  
£365,000



### KEY FEATURES

- 3-bed Bryant Homes built detached property
- Close to local shops, schools, and community hospital facilities
- Sizeable part-walled garden
- Detached single Garage and parking
- No upper chain





# STEP INSIDE

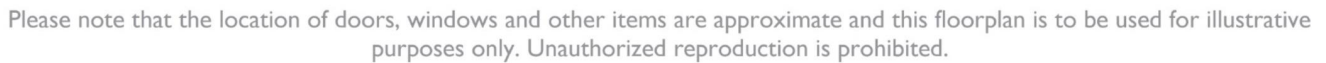


As you enter this charming property, you immediately notice the soft palette of decor, offering an inviting atmosphere and the opportunity to personalise the space to your own style.

The spacious lounge runs from front to back, featuring a single door that leads out to the rear garden, perfect for outdoor entertaining. Overlooking the front of the home is a small bay window that offers lovely views of the road and adds character to the living space.

As you continue through the home, you'll find a formal dining room, ideal for family meals and entertaining guests.

The kitchen is fitted with appliances and has a rear door that provides access to the side lobby and garage, enhancing convenience.



All upstairs facilities are in their original condition but have been carefully looked after, ensuring functionality.

The principal bedroom boasts an ensuite shower room, providing a private retreat, while the family bathroom is also well-maintained.

# STEP OUTSIDE



As you step outside, you'll notice that this property boasts a wonderful garden, occupying a corner plot and primarily laid to lawn. The garden is partly walled, offering privacy and a sense of seclusion. It features some mature specimen trees that will soon burst into life, adding to the garden's charm. There is also a summer house, providing an ideal spot to relax, along with a small seating area perfect for enjoying the afternoon sun.

The property includes a single detached garage and off-road parking, ensuring convenient parking options and easy access for everyday living. This outdoor space offers a lovely setting for outdoor activities, gardening, or simply unwinding in a peaceful environment.

#### AGENTS NOTE:

We are advised that probate has been applied for.

## INFORMATION

Postcode: NP16 6DQ

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: D





## DIRECTIONS

From Larkfield Roundabout take the A466, St Lawrence Road, towards Chepstow Racecourse, passing the Community Hospital on your right-hand side. At the traffic lights, take the next turning left into St Lawrence Park and follow the road around to the right, the property will be located left on the corner.





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