



REDWICK

Guide price **£500,000**



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THE POUND

Bryn Road, Redwick, Monmouthshire NP26 3DE



No onward chain
Private & established gardens approx. 0.3 acre
Popular village location with good M4 access for commuting

The location of The Pound is particularly appealing, positioned on the edge of the village of Redwick. The surrounding landscape forms part of the historic Caldicot and Wentloog Levels, reclaimed coastal land offering wide skies and a sense of openness. Despite its peaceful rural setting, the property remains well connected, with straightforward commuting routes to Bristol, London, Newport and Cardiff. Within walking distance are the village pub, the Rose Inn (currently closed), and the Grade I listed parish church of St Thomas, noted for its medieval stone carvings. The Welsh Coastal Path can also be accessed nearby, providing miles of scenic walking along the coastline.

The property is being sold for the first time since it was built in the 1980's. The Pound, given its name due to the close proximity of the village pound, is a spacious detached property having been extended to provide an additional room, ideally bedroom three, to the left-hand side. Situated within established gardens, bounded by a reën and totalling approx. 0.3 acre the property is also offered for sale with the benefit of no onward chain.



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KEY FEATURES

- Spacious detached property
- 3 sizeable bedrooms
- Well-proportioned reception space
- Useful outbuildings
- Gated off road parking
- Viewing recommended



STEP INSIDE



Upon entering the property, you are welcomed into an impressive reception hallway - an expansive space in its own right, offering versatility as either a formal dining hall or an elegant library, enhanced by extensive built-in shelving along one wall. This light-filled, front-facing room provides access to all principal ground floor accommodation, as well as stairs rising to the first floor, useful understairs storage, and a door leading to the over-garage room (detailed below).

The ground floor cloakroom is fitted with a three-piece suite, including a bidet.

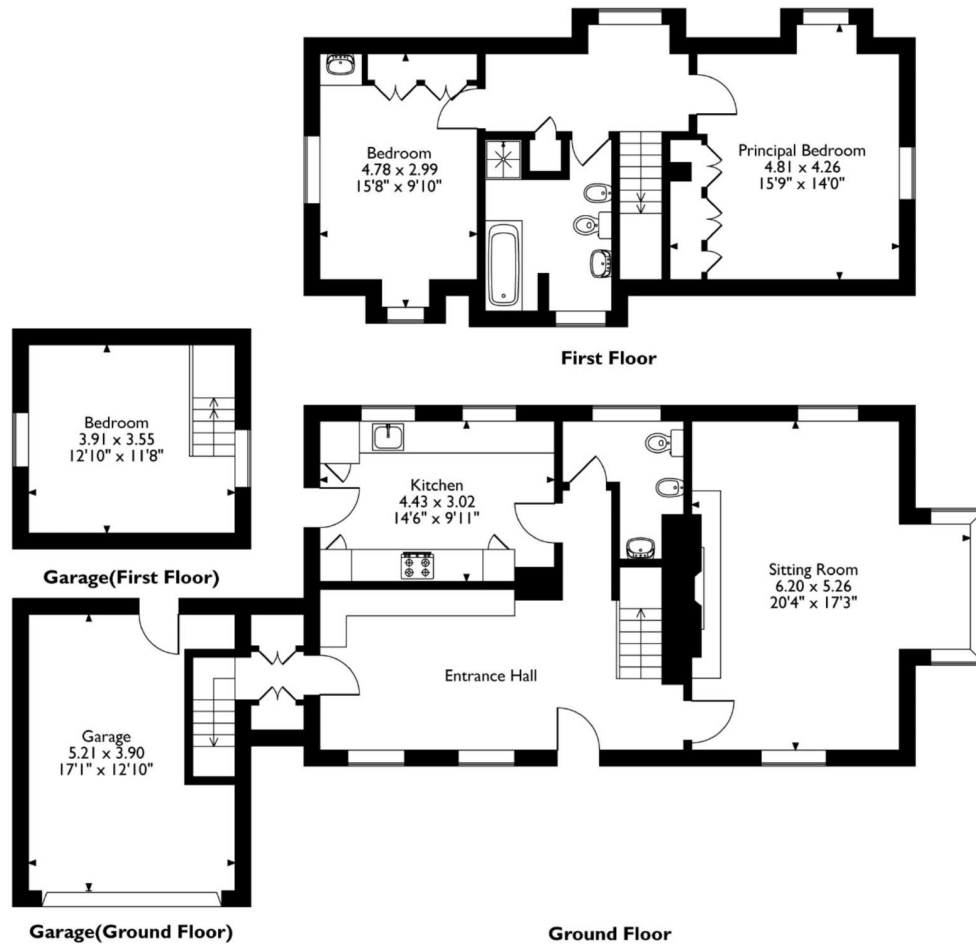
The living room serves as the main reception space, generously proportioned and featuring a triple aspect that allows for a good amount of natural light. A bay window and a stone fireplace create an attractive focal point, adding warmth and character to the room.

Positioned to the rear of the property, the kitchen comprises a range of wooden base and wall units and enjoys pleasant views over the garden. This well-sized room offers excellent potential for modernisation or reconfiguration to suit individual preferences, with direct access to the rear garden.

As previously mentioned, a versatile room has been constructed above the garage, accessed via its own private staircase. This adaptable space benefits from dual-aspect windows, ensuring good natural light, and includes practical built-in storage cupboards at its base. Please note that we have not been provided with confirmation of any relevant planning permissions or building regulations for this addition, where applicable.

The Pound, Bryn Road, Redwick, Monmouthshire

Approximate Gross Internal Area
 Main House = 124 Sq M/1335 Sq Ft
 Garage = 34 Sq M/366 Sq Ft
 Total = 158 Sq M/1701 Sq Ft



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.

To the first floor, a bright landing features a rear-facing window with a charming window seat, alongside a small shelved cupboard housing a radiator. From here, doors lead to two well-proportioned bedrooms and the family bathroom.

The principal bedroom is a spacious double room with dual-aspect windows, fitted wardrobes with overhead storage, and a built-in window seat, creating a vantage point for the garden views.

The second bedroom is also a generous double, similarly benefiting from dual-aspect windows, a built-in window seat, and a vanity wash hand basin.

The bathroom is fitted with a coloured five-piece suite, including a panelled bath and separate shower enclosure, complemented by a front-facing window that allows for natural light.

STEP OUTSIDE



The property is approached via a dual-gated entrance, the main gate leads to a generous driveway with parking for up to three vehicles leading to a single garage. Set within approximately 0.30 acres, the beautifully established gardens wrap seamlessly around the home, creating a sense of space and tranquillity.

Mature trees and natural hedging provide a high degree of privacy throughout, while a picturesque reën borders the rear boundary. The front garden features a well-maintained lawn, complemented by thoughtfully planted borders and a paved terrace.

The principal garden lies to the left-hand side of the property, where a neatly manicured lawn is framed by established shrubs, trees, and natural hedging. This area is particularly rich in wildlife and offers a peaceful, secluded atmosphere. The rear garden continues the theme of privacy and greenery, with further lawned space to enjoy.

Practicality is well catered for, with ample outdoor storage including a greenhouse and a highly useful brick-built outbuilding.

AGENTS NOTE:

The property has private drainage & has oil central heating.

INFORMATION

Postcode: NP26 3DE

Tenure: Freehold

Tax Band: F

Heating: Oil

Drainage: Private

EPC: F





DIRECTIONS

From Chepstow proceed to the High Beech Roundabout and take the third exit (Caerwent A48). At the next roundabout (approx. 1.4 miles) take the first exit onto B4245. Continue along this road without deviation for several miles, bypassing Caldicot, and passing through Rogiet & Undy. On entering Magor turn left (signposted Magor Square) and proceed to the mini roundabout, continue through the village square and turn left at the junction (sign posted Redwick 2.5 miles) continue over the bridge. Follow the road passing Whitewall Kennels and South Wales Sports Ground on the left-hand side. Proceed into Green Street (do not turn left signposted Redwick) and continue without deviation (do not turn right signposted Nash) and turn right into Bryn Road alongside The Willows, the property is located on the left-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 | | 61 |
| (39-54) | E | | |
| (21-38) | F | 34 | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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