



PWLLMEYRIC, CHEPSTOW

Guide price **£635,000**



8 ORCHID MEADOW

Pwllmeyric, Chepstow, Monmouthshire NP16 6HP



4 bed detached executive family home
In a very desirable development of Orchid Meadow
No upper chain

Smartly presented four-bedroom executive detached property, situated on a sizable corner plot at the head of a quiet cul-de-sac within a development of twenty-five houses.

Built in the mid-1980s, this home features traditional brick construction with render and a tiled roof, complemented by double-glazed windows. Lovingly maintained and thoughtfully updated by the current owners, who have called it their family residence for the past thirty years, the property offers comfortable and versatile living space, making it an ideal family home.

The level, secure garden provides a perfect outdoor space for family activities and relaxation, with plenty of nearby walks and a charming village atmosphere.

Pwllmeyric is a small village and community in Monmouthshire, located approximately one mile southwest of Chepstow along the A48. Known for the Chepstow Garden Centre, the area offers a delightful mix of residential homes, rural scenery, and convenient access to the Wye Valley, St. Pierre Woods, golf courses, leisure facilities, and the M4 motorway for travel to Bristol and Cardiff.

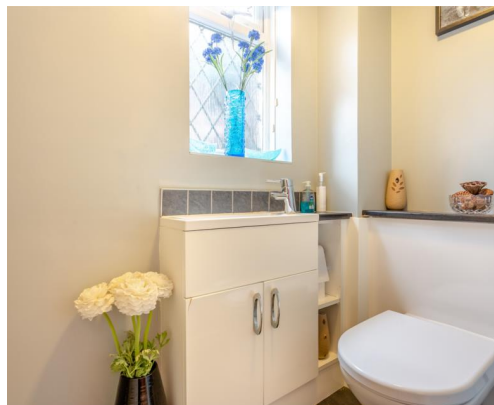


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KEY FEATURES

- Detached executive property
- Plenty of off-road parking with a double garage
- Select development on the fringe of Pwllmeyric
- Four bedrooms, en-suite plus to the principal bedroom
- 3 reception rooms and a conservatory
- No upper chain



STEP INSIDE

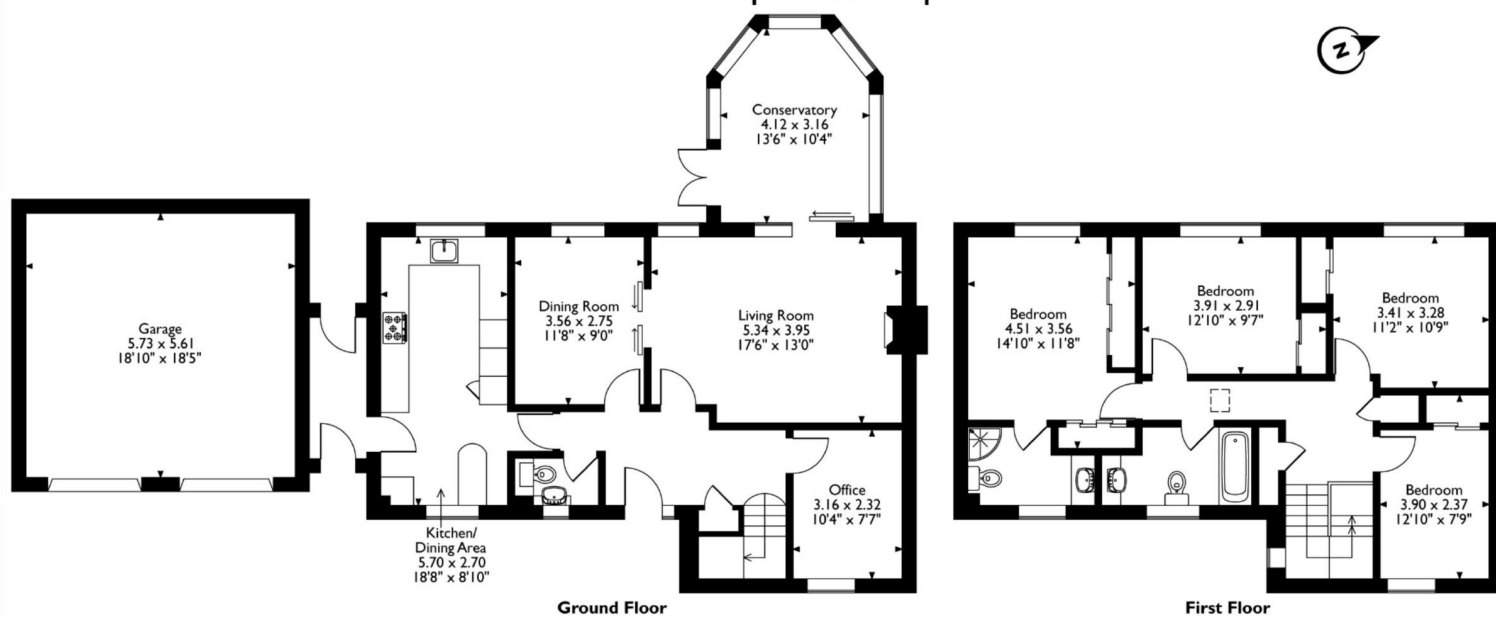


As you drive up to the property, you'll notice that it sits proudly with excellent curb appeal, featuring a lovely front garden bordered by a small hedge that skirts the boundary. 8 Orchid Meadow offers plenty of parking on the private driveway, along with a useful attached double garage with an electric supply.

Upon entering the welcoming hallway, you'll immediately notice the spaciousness of the home. To the right, the stairs lead upstairs, and as you walk further, you'll find the modern kitchen, which features white gloss floor and wall units, fully fitted appliances, and a seating area with a raised breakfast bar. The kitchen also provides access to an enclosed area connecting the garage to the main house, which is used as a utility space, with back access to the rear garden.

8, Orchid Meadow Pwllmeyric, Chepstow, Monmouthshire

Approximate Gross Internal Area
 Main House = 157 Sq M/1689 Sq Ft
 Garage = 32 Sq M/344 Sq Ft
 Total = 189 Sq M/2033 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.

The property boasts several reception rooms, including a formal dining room with double doors opening into the lounge. The lounge features a charming fireplace and a window overlooking the well-maintained rear garden. Adjacent to the lounge, the conservatory is perfectly positioned to enjoy views of the garden and relax while soaking up the evening sun. Additionally, there is a handy study to the front and a ground-floor guest WC.

Upstairs, the bedrooms are spacious, with fitted wardrobes in the principal bedroom, which also benefits from an en-suite shower room. The family bathroom serves the remaining bedrooms, all of which have good proportions and fitted wardrobes. The en-suite and family bathroom both have power showers and the family bathroom also benefits from a hand shower attachment.

STEP OUTSIDE



A wonderfully tended garden features a sizable patio accessed from the conservatory, perfect for sitting and enjoying the evening sun. The garden is bordered by mature hedging and shrubs, providing plenty of privacy. The house is situated centrally on the plot, with a very generous front garden that includes a level lawn, small hedging along the borders, and a large driveway that can accommodate four cars, as well as a double garage with remote controlled electrically operated doors.

AGENT'S NOTE

We are advised that there is superfast fibre broadband at the property.

INFORMATION

Postcode: NPI 6 6HP
Tenure: Freehold
Tax Band: G
Heating: Gas
Drainage: Mains
EPC: C





DIRECTIONS

Travelling from Chepstow town centre, join the main bypass road (A48) up to High Beech roundabout and take the third exit off signposted Pwllmeyric (A48). Proceed down Pwllmeyric Hill, passing Mounton Brook Lodge wedding venue and bus stop on your left and turn left signposted Mathern. Follow this road at the start of the village there is a left-hand turning into Chapel Lane, follow this road and the first turning on your left is Orchid Meadow, number 8 is on the left as you go round to the right.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

30 High Street, Chepstow, NP16 5LJ
 01291 626262
 chepstow@archerandco.com
 www.archerandco.com



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