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herbert r thomas

The Dovecote, Llanvair Discoed NP16 6LX

Chepstow

Offers Over **£395,000**

The Dovecote

This deceptively spacious, fully renovated, three bedroom semi-detached bungalow is situated in the centre of this most sought after and conveniently located village.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating:

- Fully renovated three bedroom semi-detached bungalow
- Landmark Property with feature Stone Dovecote
- Central location within the highly desirable and conveniently located village of Llanvair Discoed
- Well presented and proportioned living and bedroom accommodation
- Off-road parking and single garage
- Easy to maintain grounds to front and rear
- Sold with vacant possession and no upward chain
- Viewings highly recommended



Situated in the heart of the sought-after village of Llanvair Discoed, this landmark property, complete with its charming stone dovecote, offers deceptively spacious accommodation that must be viewed to be fully appreciated.

Beautifully renovated by the current owners to an exceptional standard, the property seamlessly combines character features with modern comforts. The accommodation is approached via an entrance porch leading into a welcoming inner hallway.

The dual-aspect sitting room enjoys an abundance of natural light through large picture windows to the front and side elevations, creating a bright and inviting living space.

The contemporary kitchen/breakfast room overlooks the rear of the property and is fitted with a stylish range of Shaker-style cabinetry complemented by quality work surfaces and matching splashbacks. Integrated appliances include an oven, induction hob with extractor hood, dishwasher. Attractive herringbone-effect flooring flows through from the hallway and continues into the rear hall and utility area, enhancing the sense of continuity throughout the home.

The rear hall provides access to the courtyard garden via a glazed door and also houses a useful boiler cupboard containing a modern electric boiler and pressurised hot water system.

The principal bedroom is a generous dual-aspect room with charming views across the village. It benefits from a well-appointed en-suite shower room featuring a contemporary white three-piece suite.

Bedroom two is another spacious dual-aspect double bedroom, enjoying aspects to both the front and rear of the property.

Bedroom three is currently arranged as a single bedroom and would equally serve as an ideal home office or study, with views over the front garden.

The family bathroom is finished to a high standard and comprises a four-piece suite, including a panelled bath and a separate double shower enclosure fitted with both rainfall and handheld shower attachments, complemented by attractive wall panelling.

From the rear hall, access is provided to the single garage, which benefits from power, lighting and an up-and-over door from the driveway. An open doorway leads through to a useful storeroom, from which space-saving stairs rise to the dovecote. This unique architectural feature enjoys far-reaching views over the village and surrounding countryside and offers a wonderful character space rarely found in properties of this kind.

To the front, the property is complemented by a well-maintained south-facing garden, predominantly laid to lawn with paved pathways leading to the entrance. Mature shrub and flower borders provide colour and seasonal interest throughout the year, creating an attractive and welcoming setting.

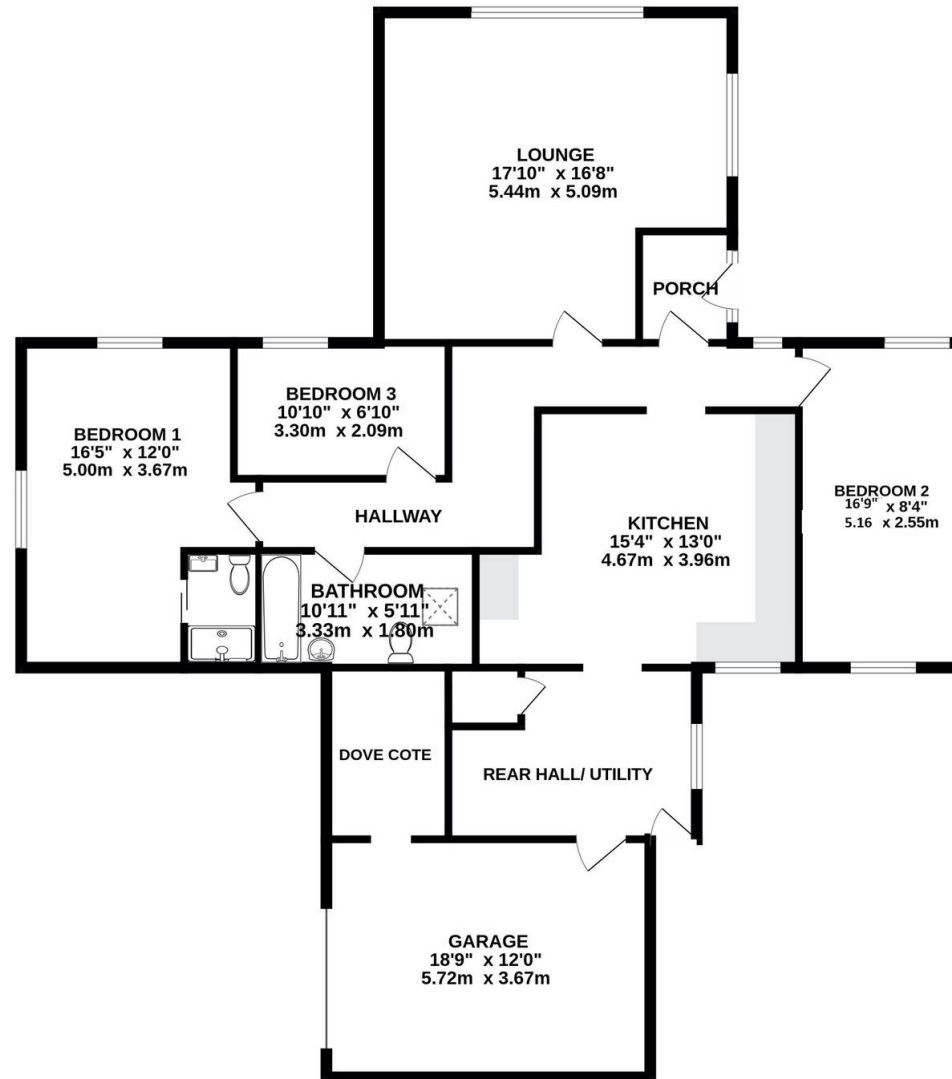
To the rear, a gravelled courtyard garden offers a low-maintenance outdoor space together with additional off-road parking, supplementing the parking available in front of the garage.

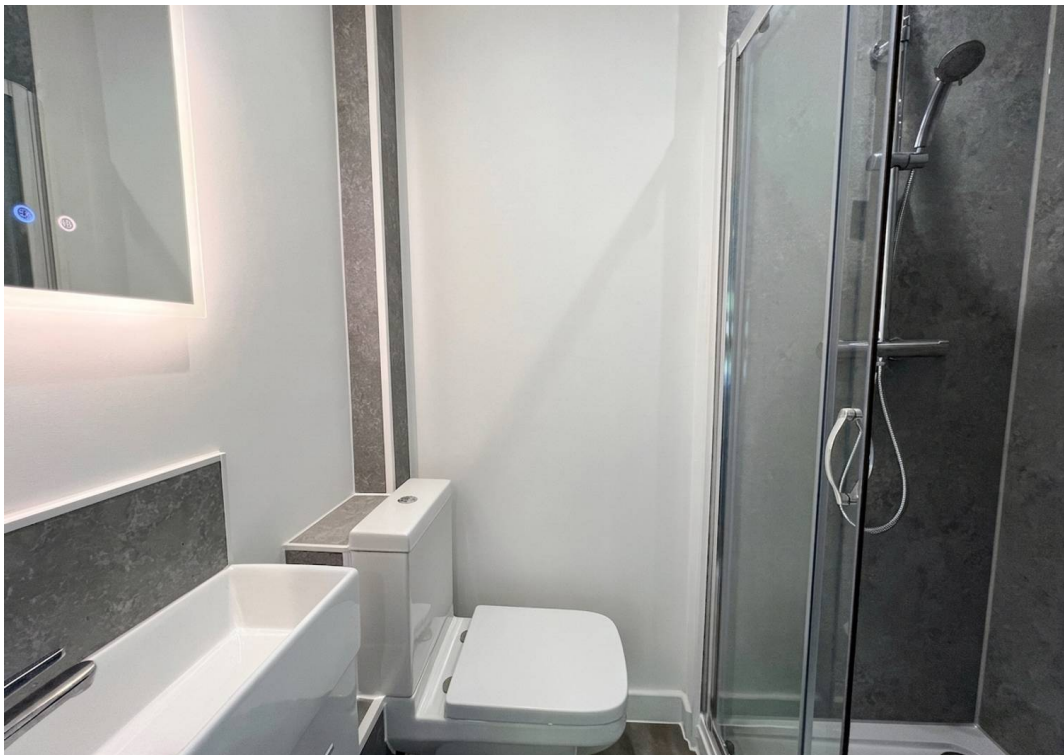
A rare opportunity to live in a beautiful village with close-knit community and outstanding rural views, quick access to the Wye Valley Area of Outstanding Natural Beauty (AONB), as well as the amenities of Chepstow town and Caldicot.





GROUND FLOOR
1440 sq.ft. (133.8 sq.m.) approx.







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