



# CHEPSTOW

Guide price **£395,000**



# DOVE COTTAGE

4 Myrtle Place, Chepstow, Monmouthshire NP16 5HW



2/3 bed mid-terrace character property in Chepstow town centre  
Rear courtyard garden with front access  
Great kitchen recently upgraded

As you step into this character cottage, you'll immediately notice the remarkable attention to detail that has been carefully incorporated over recent years. The property features a stunning new kitchen where no expense has been spared, beautifully presented and thoughtfully updated to complement the charming character of the cottage.

Situated near the renowned River Wye and the stunning Wye Valley. Adjacent to the large St. Mary's Church and within easy walking distance to the expansive park with the town bandstand, it offers perfect access for enjoying scenic riverside walks. Conveniently located close to the town centre, the property benefits from a wide range of local amenities, including shops, cafés, bars, and restaurants, as well as nearby junior and comprehensive schools.

Excellent transport links are readily accessible, with bus, road, and rail services connecting to the A48, M48, and M4 motorway networks, ensuring that Newport, Cardiff, and Bristol are easily reachable for commuters.



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£395,000



### KEY FEATURES

- 2/3-bed mid terraced older character property
- 3 reception rooms
- Rear courtyard garden
- Walking distance to the high street
- Ground floor room could be utilised as a study/snug with access to ensuite facilities
- No upper chain



# STEP INSIDE



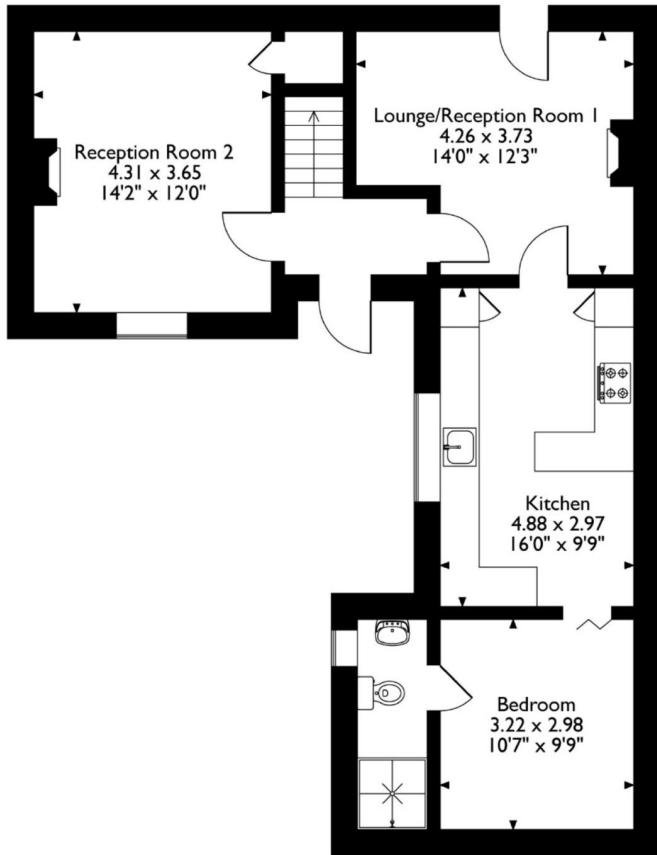
As you step inside this home, you are greeted by a fabulous reception hall that sets the tone for the property.

From here, you are led into a modern kitchen featuring ample worktop space, with contemporary tones in the design and colour of the units that perfectly complement the cottage feel. This room overlooks the rear courtyard, providing a lovely outlook.

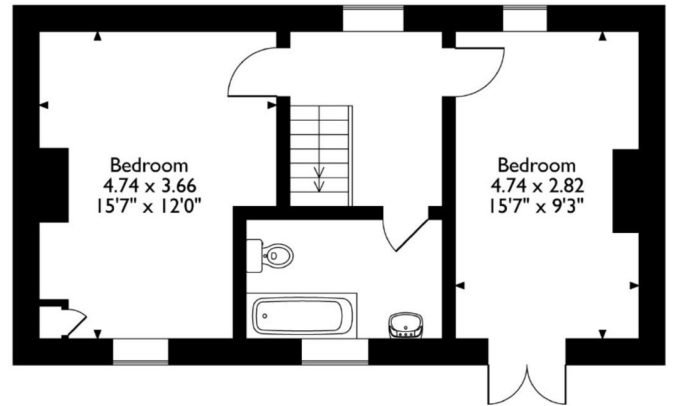
The three reception rooms one just off the kitchen. One could be utilised as a study or snug, complete with ensuite facilities, making it an ideal work-from-home office. Although the property was originally used as a three-bedroom, it offers versatile options to suit various needs.

The main sitting room boasts a charming feature fireplace, adding character and warmth to the space and a window overlooking the rear space.

**Dove Cottage, 4, Myrtle Place, Chepstow, Monmouthshire**  
**Approximate Gross Internal Area**  
**109 Sq M / 1173 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.

Ascending to the first floor, there are two generously sized double bedrooms.

The bathroom has been reconfigured to make better use of the floor space and is fitted with a modern white suite.

The second bedroom benefits from access to the flat roof over the kitchen, offering a lovely view towards the church.

# STEP OUTSIDE



The rear courtyard provides excellent access to the property and features external access via a secure gate. The property is very private and tucked away, offering a tranquil retreat that enjoys the warmth of the afternoon sun.

#### AGENT'S NOTE:

The access to the rear garden of the property is via a shared pathway that passes through the neighbouring garden. This pathway has a secure gate that provides access only to numbers 3 and 4 Myrtle Place.

We are also advised that there is a Covenant on title deed for the drains.

#### INFORMATION

Postcode: NPI 6 5HW

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: D





## DIRECTIONS

From our Chepstow office, proceed down the High Street into Bridge Street. Continue along Bridge Street, passing the castle on your left. Then, bear right into St. Ann's Street. Follow the one-way system as you make your way up the road towards St. Mary's Church. The property is located on the left-hand side, down a side street.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	68	79
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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