



PORTSKEWETT

Guide price **£385,000**



ARCHER & Co

14 BLACK ROCK ROAD

Portskewett, Caldicot, Monmouthshire NP26 5TW



Countryside views to front and rear elevations
Large rear garden with double shed and summer house
No onward chain

Located in the popular village of Portskewett on the outskirts of Chepstow, this much improved and well-presented three double bedrooomed semi-detached cottage offering accommodation comprising entrance porch, sitting room with wood burning stove, 'L' shaped kitchen/breakfast room, dining room, rear lobby with cloakroom, three double bedrooms and family bathroom. The home has double glazing and oil-fired central heating. There is a large garden to the rear elevation to include a summer house with built in hot tub, and double shed to remain. Notably, the property is being offered for sale with no onward chain.

Portskewett is a village and community in Monmouthshire and is located approx. Four miles southwest of Chepstow and a mile to the east of Caldicot. The village offers facilities including local store, pharmacy, doctors' surgery, public house, hair-dressers and well-respected primary school. Additional facilities in the nearby towns of Caldicot and Chepstow include a good selection of public houses and restaurants, doctors, dentists, leisure centres and sports facilities. There is also a selection of primary and secondary schools nearby.



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KEY FEATURES

- Semi-detached cottage in a popular village location
- Three double bedrooms
- Well-proportioned kitchen/breakfast room
- Living room with wood burning stove
- Additional reception room
- Viewing highly recommended



STEP INSIDE



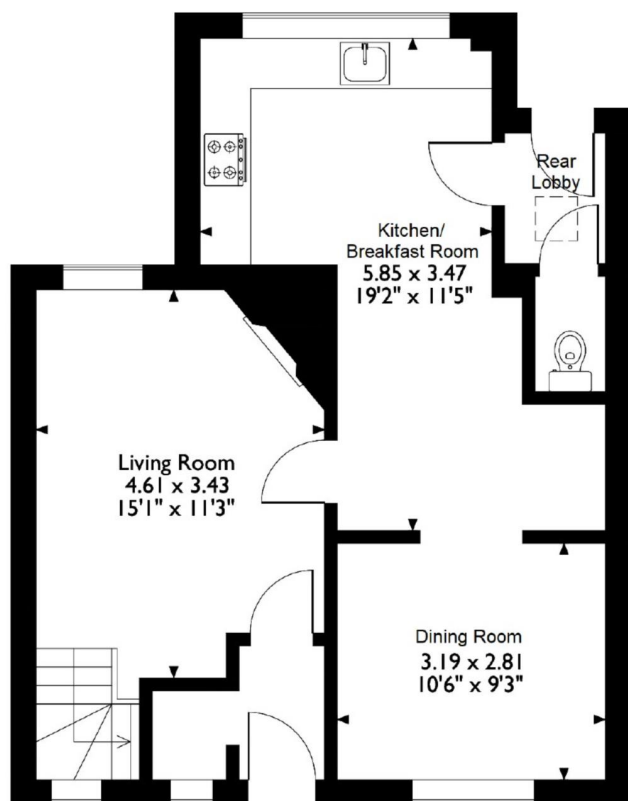
Enter via the porch, finished with a ceramic tiled floor and handy storage, before flowing through to the heart of the home.

The main living room sits to the rear, enjoying garden views and centred around a characterful wood-burning stove set into a brick fireplace a real focal point.

From here, stairs rise to the first floor and doors lead through to the spacious L-shaped kitchen/breakfast room, where there's ample space for a breakfast table, fitted units, ceramic tiled flooring, and a rear window overlooking the garden.

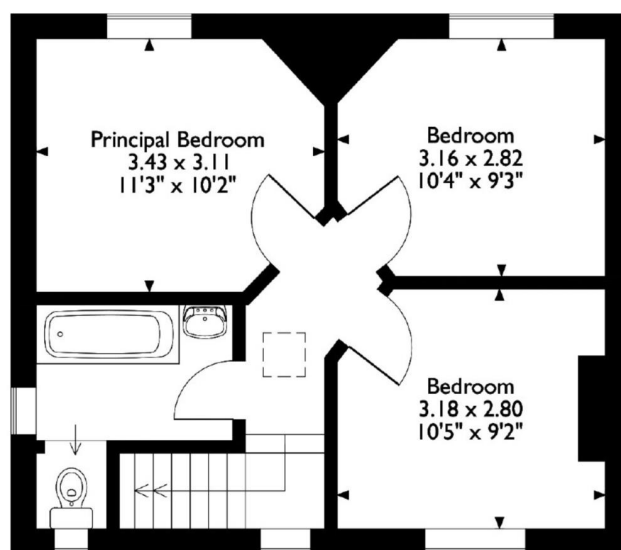
14 Black Rock Road Portskewett, Caldicot, Sir Fynwy

Approximate Gross Internal Area 91 Sq M/980 Sq Ft



Ground 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.



First Floor

The kitchen opens seamlessly into a versatile front-facing dining room, ideal for formal dining or additional living space.

A rear lobby provides direct garden access and a ground-floor cloakroom.

Upstairs, the landing serves three generous double bedrooms, each enjoying either garden or countryside views, while the family bathroom is fitted with a three-piece suite with shower over the bath.

STEP OUTSIDE



Step outside and you're met with a generous south-west facing rear garden designed for easy enjoyment and all-day sun. The level layout keeps maintenance to a minimum, while mature shrubs and trees add privacy, all neatly enclosed by fencing.

A spacious sun terrace sets the scene for entertaining, complemented by a 7 x 5 treated, shiplap summer house complete with a built-in Blue Whale Spa hot tub and bar area all included. A substantial 10 x 12 fully lined, treated shiplap double shed, cleverly divided into two sections, also remains. On-road parking is available to the front elevation.

AGENTS NOTE:

Drainage is a shared septic tank.
Oil central heating.

INFORMATION

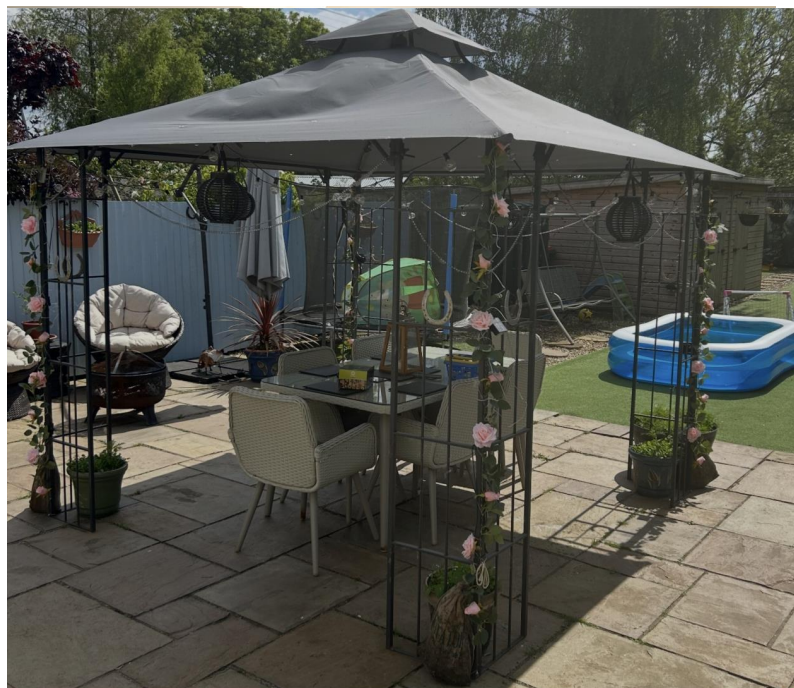
Postcode: NP26 5TW
Tenure: Freehold
Tax Band: D
Heating: Oil
Drainage: Private
EPC: D






DIRECTIONS

From Chepstow take the A48 road in the direction of Caerwent/Caldicot, passing Marriot St Pierre Golf & Country Club on the left-hand side. At the next roundabout take the first exit onto the B4245. Continue to the next roundabout (several miles), at this roundabout, having passed Mitel on the left-hand side, turn left and follow the road through Portskewett. Take the last right turn when leaving the village into Black Rock Road and continue, where there is a row of semi-detached cottages on the right-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			80
(55-68) D		63	
(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
 caldicot@archerandco.com
 www.archerandco.com



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