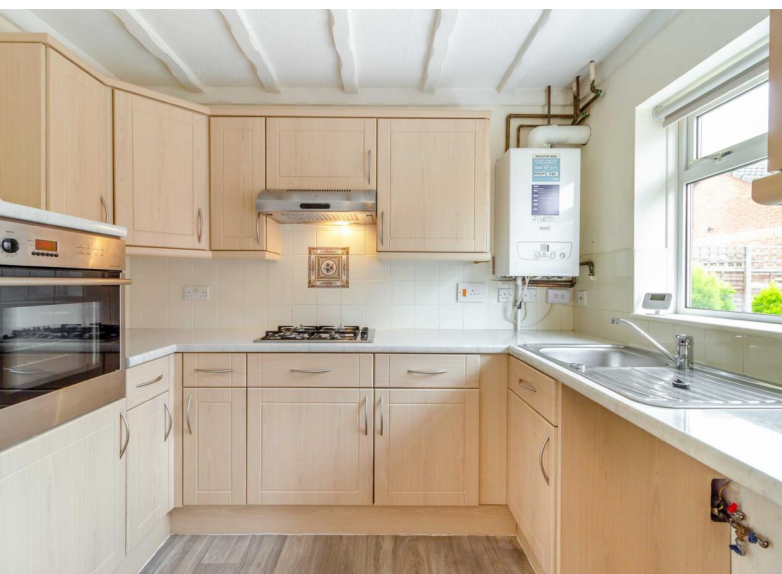




PORTSKEWETT

Guide price **£275,000**



31 SUNNYCROFT

Monmouthshire NP26 5RX



No upper chain
Enclosed rear garden with sun terrace
Popular village location

This well presented three bedroom semi-detached bungalow is located within the sought-after village of Portskewett.

31 Sunnycroft is conveniently situated for local amenities which includes a well-respected primary school, a local inn, doctors' surgery and pharmacy, village shop and church. There are many picturesque walks close by, including the coastal path and Black Rock.

For those wishing to commute there is access to the M4 motorway network in the neighbouring town of Chepstow and also at Magor. Caldicot town centre is a short drive away where more comprehensive facilities can be found to include senior schooling, supermarkets and a train station.

It is worth noting that the property is being sold with the benefit of no upper chain.



Guide price
£275,000



KEY FEATURES

- Well-presented semi-detached bungalow
- Three bedrooms
- Living room with separate dining room
- Low maintenance front gardens
- Off road parking & garage
- Close to local amenities



STEP INSIDE



Entered via the front entrance door, the L shaped reception hall provides access to three bedrooms, the bathroom and living room.

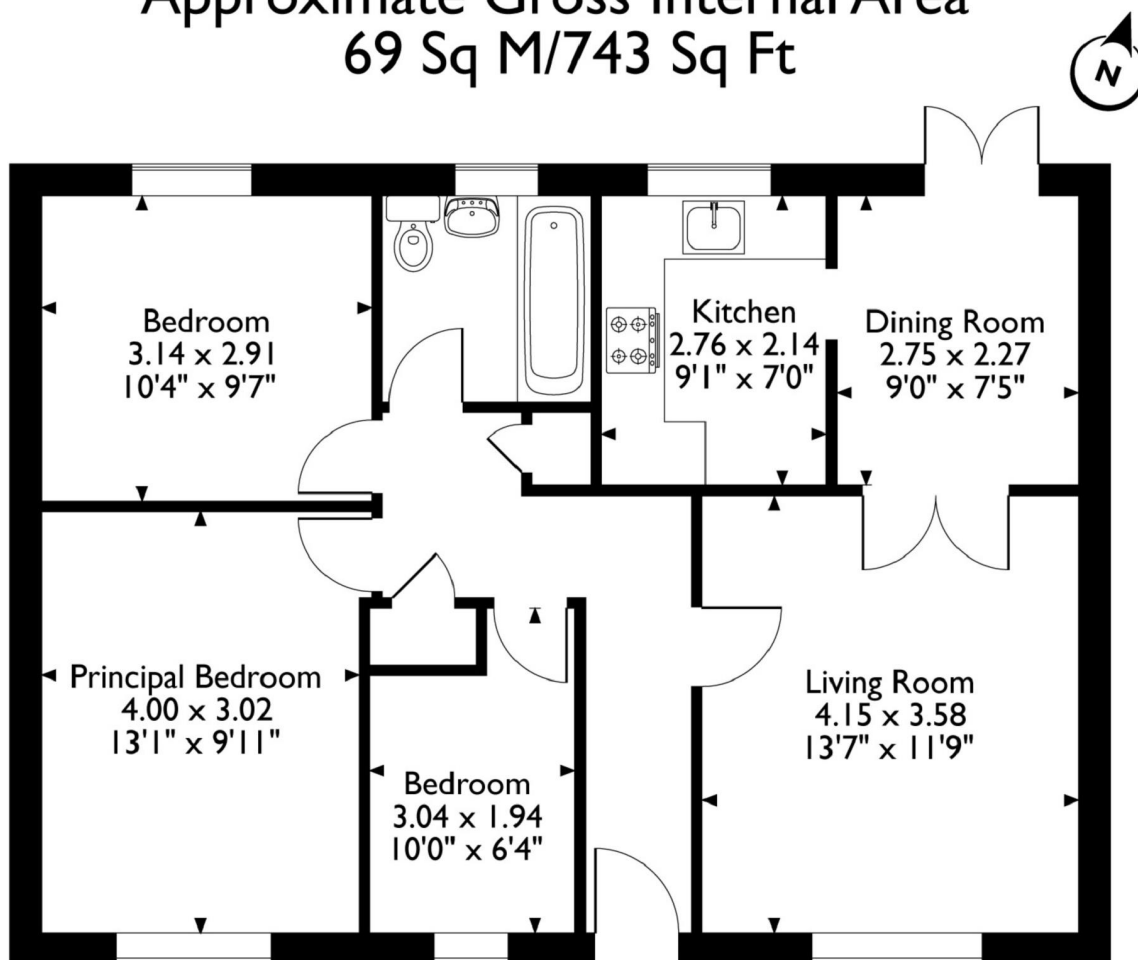
Off the reception hall there are also two useful storage cupboards, one providing hanging, the other shelving and a loft access.

The living room is a well proportioned front facing reception room, with ample space for furniture and double doors leading to the dining room. This additional reception room has French doors to the rear elevation and access to the kitchen.

The kitchen is fitted with a range of base and wall units with rolled edge work surfaces. Located to the rear of the property, the kitchen has an aspect of the rear garden.

There is a built in single oven and four ring hob with cooker hood above, along with space and plumbing for a washing machine. The Baxi central heating boiler is located within the kitchen.

Approximate Gross Internal Area 69 Sq M/743 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.

The property benefits from three bedrooms. The principal bedroom is a front facing double room, the second bedroom will also accommodate a double bed and has an aspect over the rear garden.

Bedroom three has a front facing window, and would make an ideal study for those wishing to work from home.

The bathroom is fitted with a three piece suite comprising of a low level wc, pedestal wash hand basin and panelled bath with a Triton shower over.

The bathroom is fully tiled with a rear facing window and wall mounted medicine cabinet.

STEP OUTSIDE



Then stepping outside of the property, the front elevation is laid to stone chippings to provide lower maintenance.

There is a side driveway providing off road parking for up to three vehicles, and in turn leading to a garage. Gated pedestrian access from the driveway leads to the rear paved sun terrace. The garden to the rear is lawned, planted with mature shrubs and bounded by fencing. It enjoys a north westerly facing aspect.

INFORMATION

Postcode: NP26 5RX
Tenure: Freehold
Tax Band: D
Heating: Gas
Drainage: Mains
EPC: D






DIRECTIONS

From Chepstow proceed to the High Beech roundabout located at the top of the town and take the 3rd exit (onto the A48) in the direction of Newport. Continue along this road without deviation and at the next roundabout take the first exit signposted Caldicot. Again, proceed along this road and at a staggered crossroads turn left into Crick Road (horse eventing field on the right-hand side).

Continue (passing Treetops on the right-hand side) to the junction and turn left. Proceed through Portskewett village taking the last right turn into Black Rock Road, turn right into Sunnycroft and the property is located on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			84
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.