



# CHEPSTOW

Guide price **£420,000**



ARCHER & CO

# 47 DEANS HILL

Chepstow, Monmouthshire NP16 5AT



Four bedroom detached  
Garage and off-road parking  
No onward chain

This fantastic four-bedroom detached property with an attached garage is situated in a sought-after area known as "The Danes, offering easy access to town amenities and within walking distance to both a primary and secondary school.

This property presents a wonderful opportunity for modernisation and personalisation, allowing you to turn it into your dream home. With ample space for potential upgrades and extensions (subject to planning permissions), this property is a blank canvas waiting for your creative touch.

Don't let this opportunity slip away - seize the chance to own a property in a prime location and transform it into the home you've always envisioned. Contact us today to arrange a viewing and start your journey towards creating your dream living space.



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### KEY FEATURES

- Four-bed detached property
- Sought after location of The Danes
- Separate dining room
- Off-road parking and garage
- No onward chain
- Great potential to make your dream home



# STEP INSIDE



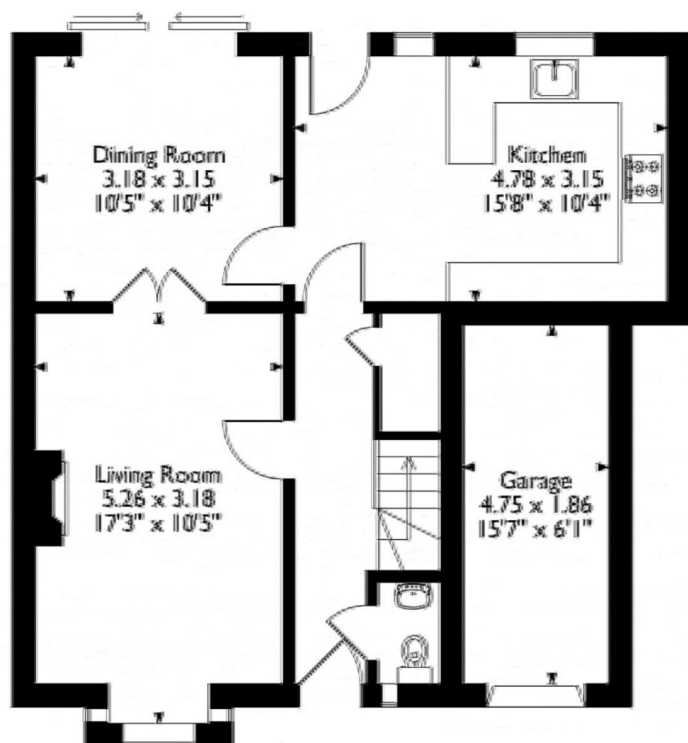
Also, situated at the end of a cul-de-sac road all within walking distance of Chepstow Town Centre which offers a range of facilities including shops, restaurants, leisure facilities, pubs, wine bars, road, bus and rail links. Situated in the convenient location of The Danes, this residence is within easy walking distance of Dell Primary School and Chepstow Secondary School.

Also, the castles of Chepstow and Caldicot and Tintern Abbey are a short drive away and offer historical interest and various outdoor concerts throughout the summer months.

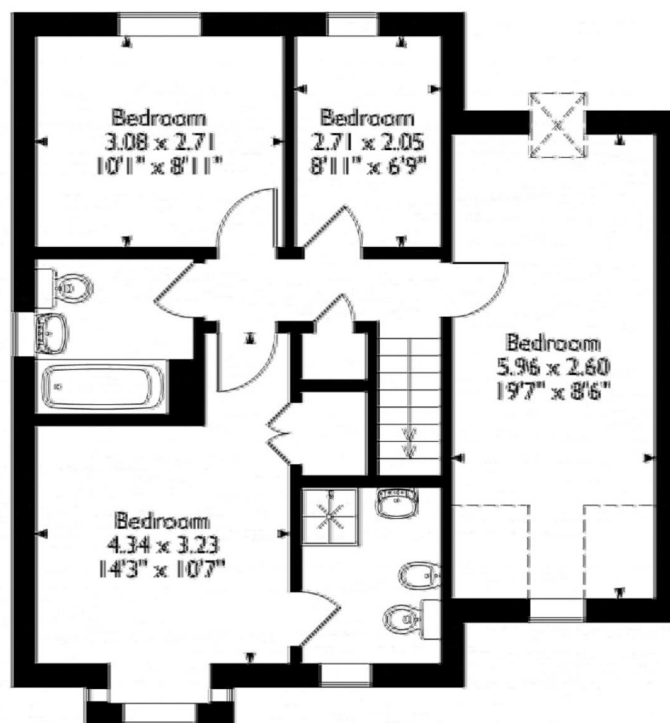
This four-bedroom detached property is conveniently located in the sought-after area of the Danes, close to local schools and shops.

Approximately 1.5 miles from the M48 Severn Bridge giving access and easy commuting to Bristol and London to the east and Newport and Cardiff to the west. Situated, as it is, on the edge of the beautiful and renowned Wye Valley there is a wealth of popular countryside pursuits including walking, caving, canoeing, riding and cycling to name but a few.

Approximate Gross Internal Area  
 Main House = 111 Sq M/1195 Sq Ft  
 Garage = 9 Sq M/97 Sq Ft  
 Total = 120 Sq M/1292 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.

Upon entering, you are greeted by a welcoming hall and a handy ground floor WC. The spacious lounge features a gas fire and fire surround, with a recessed boxed window overlooking the front garden and cul-de-sac.

From the lounge double doors lead into a separate dining room. There is kitchen access from the dining room as well as a set of French door that lead out to a patio area.

The kitchen is modern with a host of wall and floor cupboards and ample worktop space, a breakfast bar, and room also for a small breakfast table in the breakfast area of the family kitchen.

Upstairs, you will find the principal bedroom with an ensuite shower room, as well as three additional double bedrooms and a family bathroom. The property offers plenty of space and the potential for modernisation to create your dream family home.

# STEP OUTSIDE



On stepping out to the rear garden, a patio seating area to sit and enjoy the morning sun this is a delightful space and has the most wonderful views over Chepstow and beyond the garden is tiered with steps leading down to the lower part and has level grassed area and a handy large shed.

The property benefits from a private driveway for two vehicles, a garage for storage, and a rear garden for relaxation and entertaining. This property is a great opportunity for a family looking to personalise their living space in a desirable location.

## INFORMATION

Postcode: NP16 5AT  
Tenure: Freehold  
Tax Band: F  
Heating: Gas  
Drainage: Mains  
EPC: C





## DIRECTIONS

From our Chepstow office proceed through the Town arch and turn right into Welsh Street. Continue along this road, passing the turning for the Leisure Centre and Chepstow Senior School. Turn left into Kingsmark Lane and take the first left into St Kingsmark Avenue. Take the first turn into Deans Hill and the property can be found at the end of the road along at the head of the cul-de-sac on the left-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		83
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(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.