



PORTSKEWETT

Offers over **£400,000**



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13 MONUMENT CLOSE

Monmouthshire NP26 5UE



Cul de sac location
Kitchen with breakfast area and utility room
Enclosed rear garden

The property was built by Barrett Homes and constructed approximately 12 years ago, its location is tucked away at the end of the cul de sac and it offers four spacious bedrooms and sizeable reception space.

Nestled on the banks of the Severn Estuary, between two famous bridges, 13 Monument Close is located within the village of Portskewett. Situated close to the beautiful coastal path and Black Rock there is plenty of countryside to explore, and local amenities to include a village shop, well respected primary school, doctors' surgery and public house are close by.

The property is within easy reach of the towns of Caldicot and Chepstow where more comprehensive facilities can be found, with extended shopping opportunities located at Cardiff, and Bristol which is situated just across the water. There is an access to the M4 network at both Chepstow and Magor for those wishing to commute.

The property is also well placed to indulge in a variety of outdoor activities too, with Chepstow Racecourse, home to the Welsh Grand National, close by along with St. Pierre Golf & Country Club and The Celtic Manor Resort.



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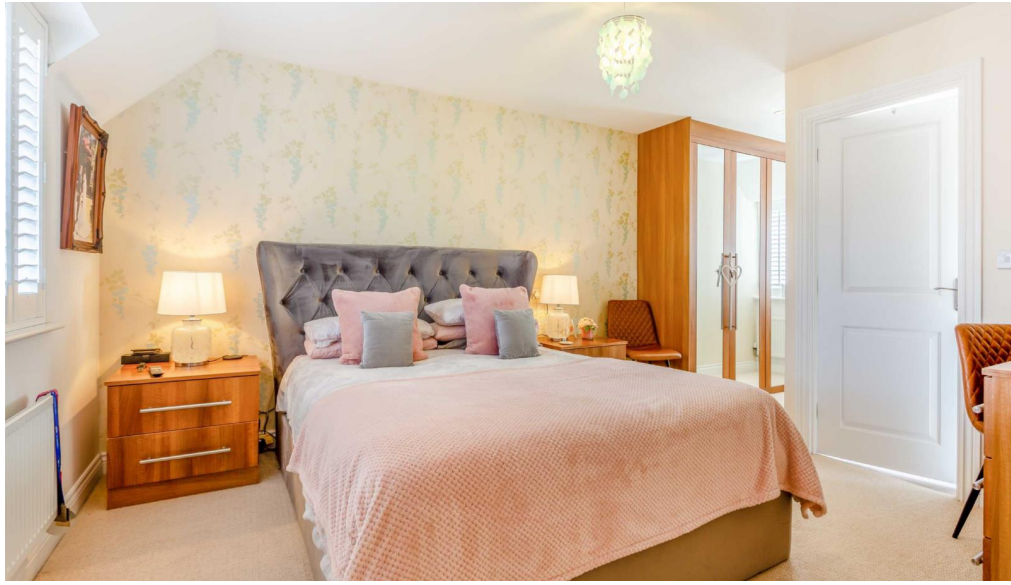


KEY FEATURES

- Spacious detached property
- Accommodation over three floors
- Four double bedrooms
- Superb reception room offering flexibility
- Off road parking and garage
- Popular village location



STEP INSIDE



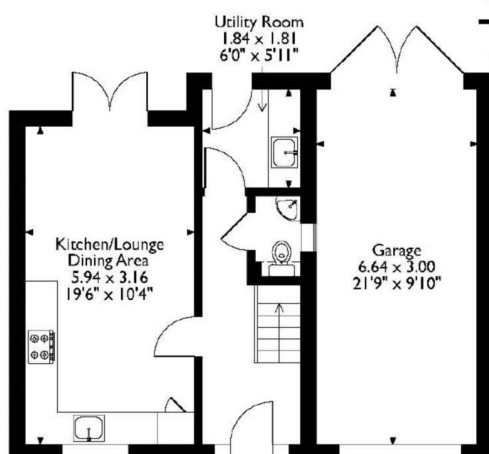
Welcomed by the reception hallway, there is access to the cloakroom, fitted with a two piece suite in white and the utility room which provides a useful space for storage and plumbing for utilities, along with access to the rear garden.

The heart of the home is the kitchen/breakfast room which is also located to the ground floor and offers a well-proportioned room which is perfectly made for family living. Fitted with a range of high gloss fronted cream units the kitchen also has a range of integrated appliances, comprising of a double oven, hob with canopied cooker hood, dishwasher and fridge freezer.

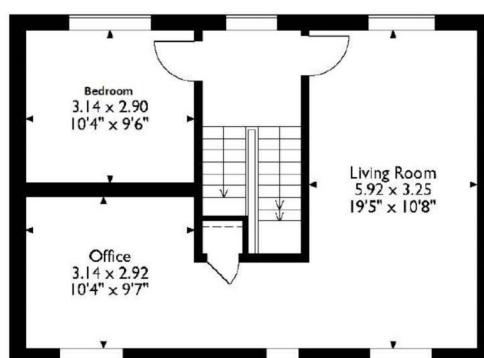
There is ample space for a breakfast table to offer casual dining if required, and French doors give access to the rear sun terrace. Then looking to the first floor, a double rear facing bedroom is currently used as a gaming room, this has an aspect of the rear garden.

The main reception room is a wraparound multi-functional room offering flexibility. This sizable reception space is currently used as a living room and study, but could easily provide an additional dining area if required.

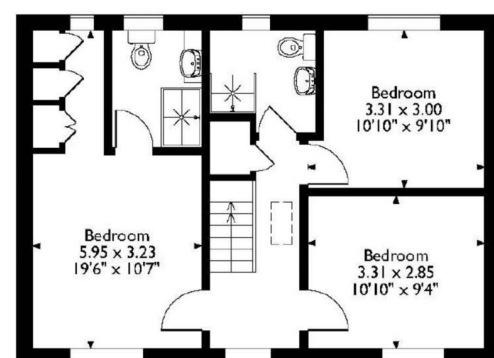
Approximate Gross Internal Area
 Main House = 132 Sq M/1420 Sq Ft
 Garage = 20 Sq M/215 Sq Ft
 Total = 152 Sq M/1635 Sq Ft



Ground Floor



First Floor



Second 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.

Dual aspect windows provide natural light to this room, with those facing the front elevation overlooking an attractive communal area.

The second floor gives access to three further bedrooms, this includes the principal bedroom which benefits from a dressing area with fitted mirror fronted wardrobes, and an en-suite shower room.

The two additional bedrooms to this floor will again accommodate a double bed and they share a re-fitted shower/wet room, with an attractive mosaic style tiled floor and an oversized shower enclosure fitted with a rain shower.

All of the second floor rooms (with exception of the shower room) are fitted with attractive wooden shutters.

STEP OUTSIDE



Stepping outside of the property there is off road parking and a garage. The front elevation faces an attractive communal seating area.

The rear garden is bounded by fencing and there is a newly laid composite sun terrace with inset granite paving, along with a lawned area. The summer house will remain in situ.

AGENTS NOTE: There is a communal courtyard to the front of the property shared with the 7 other properties, 8 in total including 13 Monument Close. There is a monthly maintenance charge of approx £50.

INFORMATION

Postcode: NP26 5UE

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

From Chepstow take the A48 to Caldicot, passing the St Pierre Golf & Country Club on the left-hand side. At the roundabout take the first exit onto the B4245. Proceed for a few miles and turn left at the Mitel roundabout and proceed through the village of Portskewett, passing the shop on the left. Turn right onto Sudbrook Road, at the traffic lights turn left into Monument Close (just prior to the bridge), follow the road around and the property is located towards the end on the left.



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

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