



PORTSKEWETT

Guide price **£295,000**



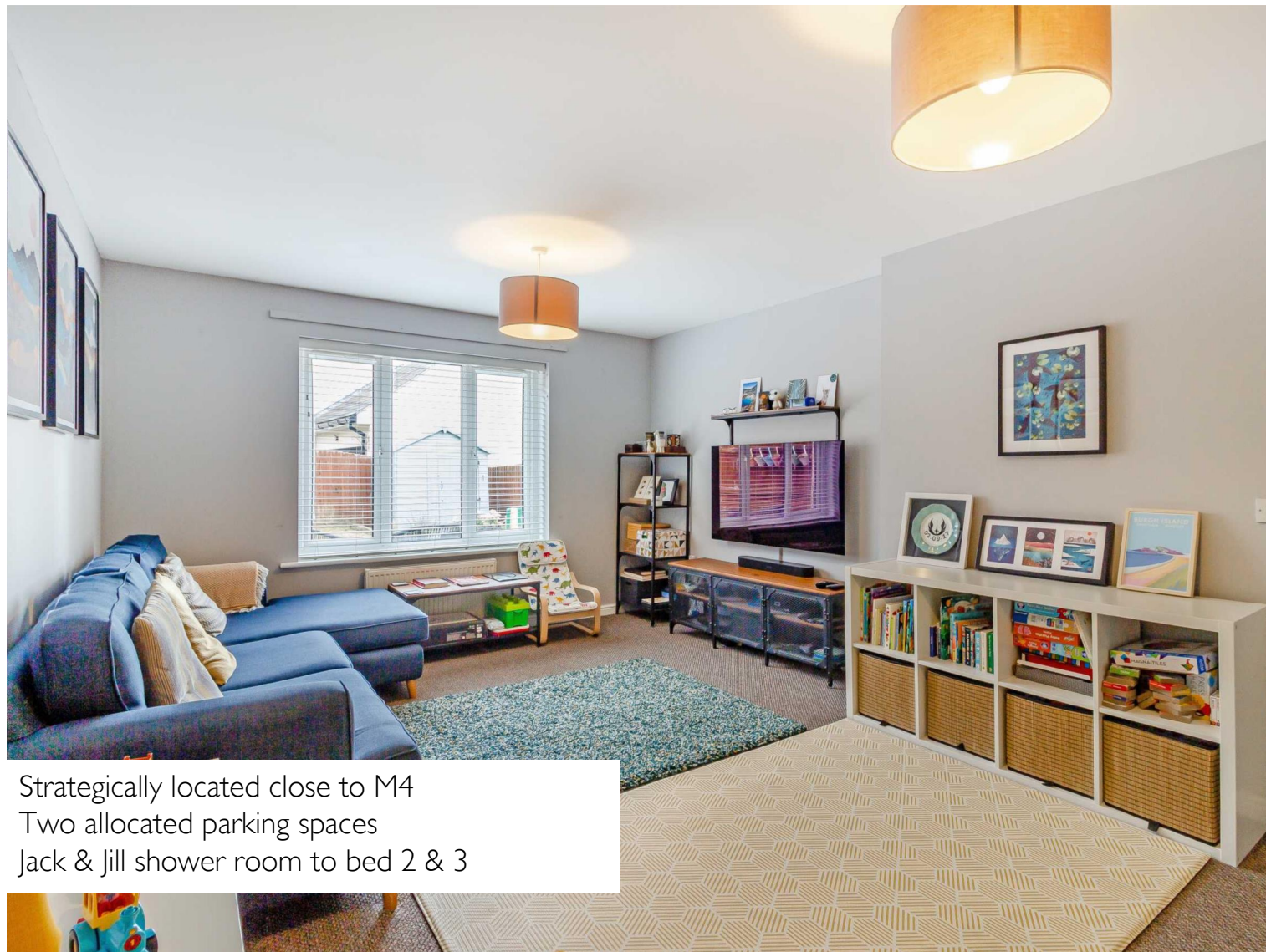
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2 KING HAROLDS VIEW

Monmouthshire NP26 5RS



Strategically located close to M4
Two allocated parking spaces
Jack & Jill shower room to bed 2 & 3

Nestled in the tranquil setting of Portskewett, this superb 4-bedroom terraced Bellway built property combines modern comforts with family living.

Beyond the property's features, Portskewett itself is a captivating semi-rural village, offering a picturesque setting that feels like a retreat from the hustle and bustle of modern life. Families will appreciate the presence of a well-respected primary school. A local doctors' surgery and chemist provides peace of mind, while a charming village pub and shop offer a sense of community and convenience.

The property is located close to the beautiful coastal path and Black Rock so there is plenty of countryside to explore. It is also within easy reach of the towns of Caldicot and Chepstow where more comprehensive facilities can be found, to include senior schooling. There are extended shopping opportunities located at Cardiff and indeed Bristol which is situated just across the water.

For those with a need to commute, this property is ideally located with easy access to the M4 motorway, allowing you to travel effortlessly to nearby towns and cities for work or leisure.



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KEY FEATURES

- Modern four bedroom Bellway property
- Spacious accommodation over three levels
- Enclosed rear garden with sun deck
- Principal bedroom with en-suite
- Sizeable kitchen with space for a breakfast table
- Ground floor cloakroom & utility room



STEP INSIDE



Welcomed by the reception hall, all ground floor rooms lead off the hallway.

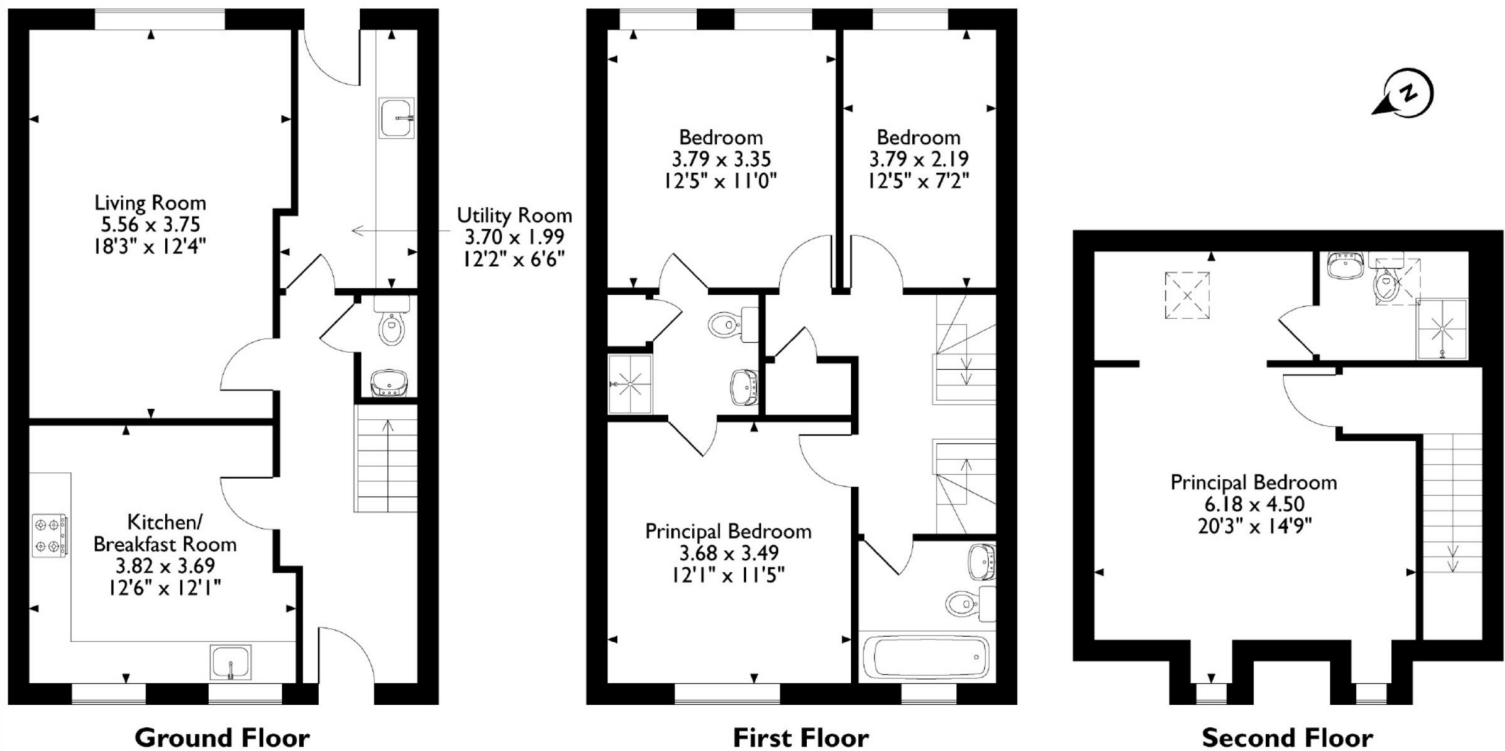
The ground floor features a sizeable rear-facing reception room that creates an inviting atmosphere for relaxation and entertainment.

This space allows for versatile furniture arrangements, making it an ideal spot for gatherings or quiet evenings, this room overlooks the rear garden.

The spacious kitchen offers ample room for dining in. Whether it's a casual breakfast or a hearty dinner, the kitchen's layout ensures that meals are prepared and enjoyed with ease, it also offers a range of base and wall units, integrated oven and hob and plumbing for a dishwasher and space for a fridge freezer.

Adjacent to the kitchen, you'll find a convenient ground floor cloakroom and completing the ground floor is a utility room, providing additional storage and serving as a gateway to the rear garden.

Approximate Gross Internal Area 136 Sq M/1464 Sq Ft



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, you'll discover a well-designed layout that includes three bedrooms.

Two of these bedrooms are generously sized doubles that share a cleverly integrated Jack & Jill shower room.

This configuration not only promotes privacy but also adds a touch of luxury to daily routines.

An additional spacious rear-facing single bedroom on this level offers versatility, making it an ideal space for a home office, nursery or hobby room.

A family bathroom completes the first floor, providing convenience and serving the needs of the entire household.

The second floor is devoted entirely to a large principal bedroom. This retreat offers the privacy of the whole of the second floor, with ample space for bedroom furniture.

An en-suite shower room compliments the principal bedroom.

STEP OUTSIDE



Two allocated parking spaces right at your doorstep provide the ultimate convenience.

The small front garden offers a storage area that's perfect for stowing away outdoor essentials. Bounded by a hedge, the front garden not only adds curb appeal but also provides a sense of privacy.

The rear garden is Easterly facing and is enclosed by fencing, offering a sense of seclusion and security. The layout includes both a lawned area and a decked space.

Adding a practical touch, a garden shed stands ready to meet your storage needs and will remain in situ.

INFORMATION

Postcode: NP26 5RS

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: C






DIRECTIONS

Take the A48 Chepstow to Newport Road at the roundabout (third exit from Chepstow). Passing the Marriott St Pierre Golf & Country Club on the left hand side. At the next roundabout take the left turning signposted Caldicot. Continue along this road without deviation. At the Mitel roundabout turn left and proceed along this road for a short distance, entering the village of Portskewett. Take the left hand turning signposted 'King Harolds View' just after the Spar.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			89
(81-91) B			
(69-80) C		78	
(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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