



PORTSKEWETT

Offers over **£290,000**



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5 ARTHURS COURT

Portskewett. Caldicot, Monmouthshire NP26 5SD



South west facing enclosed rear garden
Refitted kitchen & bathroom
Off road parking

Welcome to this beautifully presented 3-bedroom semi-detached property, nestled in a peaceful location just off Caldicot Road in the charming village of Portskewett. This immaculately presented home has been renovated and carefully maintained by the present owner.

Portskewett village, located in close proximity to the nearby towns of both Chepstow and Caldicot, presents a welcoming community and an array of local amenities. Families will appreciate the nearby primary school, while health services are conveniently accessible with a doctors' surgery and chemist.

Additional conveniences include a village pub and hairdressers along with a village shop. Comprehensive schooling can be found in the neighbouring towns of Caldicot and Chepstow. The village is also well located for commuting with access to the M4 at both Chepstow and Magor.



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KEY FEATURES

- Superbly presented semi-detached property
- Three bedrooms
- Spacious reception room
- Ground floor cloakroom
- Highly sought after village location
- Close to local amenities



STEP INSIDE



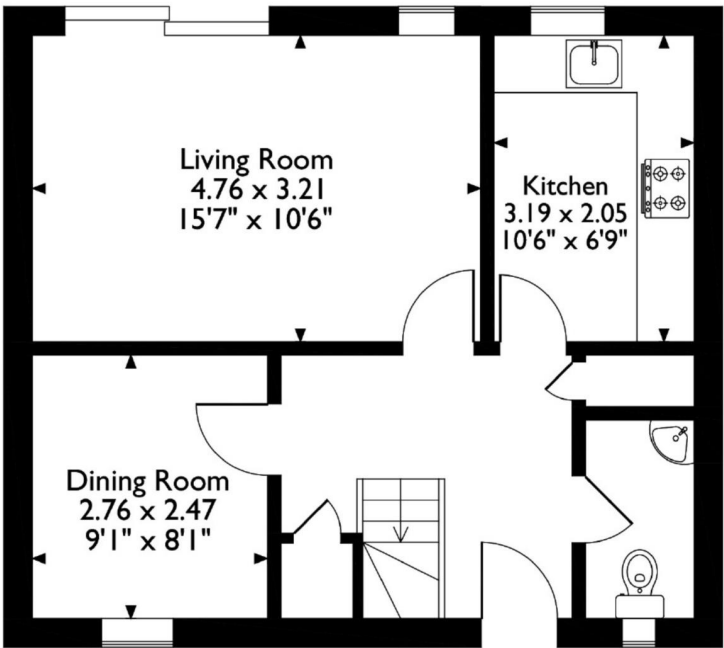
As you step through the front entrance door, you're welcomed into a reception hallway, featuring a staircase leading to the first floor and doors to all the ground floor rooms.

The cloakroom is tastefully fitted with a modern two-piece suite in white, and there are two convenient storage cupboards to help keep your home organised. The kitchen has been re-fitted, offering a range of high gloss fronted units complemented by integrated appliances, including a fridge, halogen hob, single base oven, wine chiller, and a washing machine. Not to mention, the rear-facing window provides delightful garden views, making it a pleasant space to prepare meals.

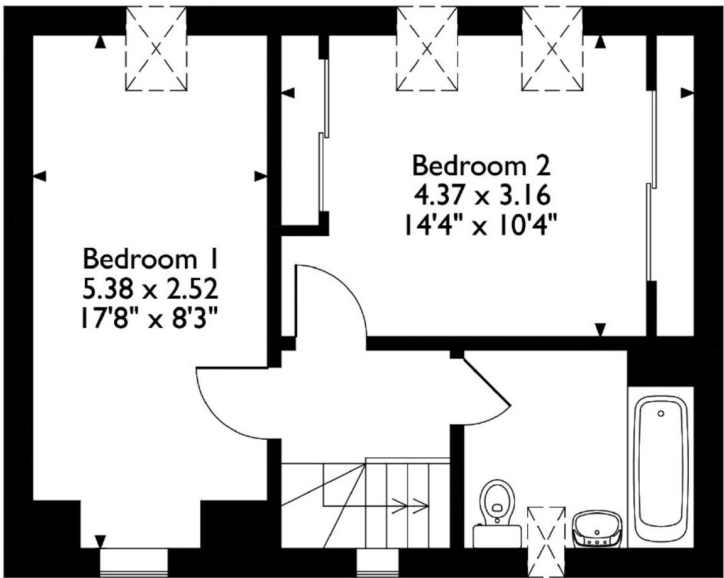
The living room is a spacious and inviting reception area with ample room for your furniture. It's enhanced by patio doors that lead to the rear sun terrace, perfect for relaxing and enjoying the outdoors.

Originally designed with a third bedroom on the ground floor, this space has been thoughtfully repurposed as a separate dining room, offering versatility to meet your lifestyle needs. Alternatively, it could serve as a comfortable home office for those who work remotely.

Approximate Gross Internal Area
79 Sq M/850 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.

Ascending to the first floor, you'll discover two more bedrooms and a well-appointed bathroom. The principal bedroom offers ample space for a double bed, featuring a front-facing window and a built-in dressing table which adds convenience, there is also a rear facing Velux window.

Bedroom two is currently used as a dressing room, yet it could accommodate a double bed if needed. This room boasts bespoke fitted storage that provides an array of open hanging and shelving options. Two Velux windows further enhance the room's brightness.

The family bathroom has been tastefully refitted with a modern three-piece suite in white. It includes a bath with a refreshing rain shower overhead, and a circular wash hand basin. The bathroom is themed in classic black and white, adding a touch of timeless elegance to this pristine space.

STEP OUTSIDE



For convenience, this property offers off-road parking to the right-hand side. Additionally, there is the potential for an extra parking space within a stone-chipped area situated at the front of the property, subject to planning approval.

To further add to your storage and parking options, two gates on the side elevation of the property provide additional space. This practical feature enhances the property's utility and caters to your storage and parking requirements.

The rear garden enjoys a south-westerly aspect that bathes the outdoor space in sunlight and provides a sense of privacy. It is thoughtfully bounded by mature hedging, creating a serene and secluded atmosphere. The garden features a superb sun terrace, perfect for relaxing or entertaining, and a neatly manicured lawned area. The garden shed will remain in situ.

INFORMATION

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





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 (for a few miles) and at the next roundabout take the first exit into the village of Portskewett. Pass the entrance to Mitel on the left and take the next left turn into Arthurs Court where following the numbering the property is located within a left hand cul de sac.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		87
B (81-91)		
C (69-80)	71	
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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