



CHEPSTOW

Guide price **£490,000**





# 131 ST. LAWRENCE PARK

Chepstow, Monmouthshire NP16 6DQ



Ideal family home  
Recently decorated throughout  
Spacious accommodation

This Bryant Homes-built four bedroom detached modern home, located within a quiet residential estate, offers every function a busy family need. The property boasts light, space, and neutral interiors, recently painted throughout. It features a separate diner, a sizable lounge, a study, a utility room, two bathrooms, a low-maintenance garden, and off-road parking for several vehicles.

This property offers an idyllic lifestyle in one of the most glorious areas of Wales. Woodland walks, hill climbing, and river-based activities are easily accessible, providing ample opportunities for outdoor enjoyment. For those commuting or travelling, the town is well-placed with a mainline train station and convenient access to the M48, M4, and M5.





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### KEY FEATURES

- Bryant built property
- Detached four bedroom home
- Detached double garage
- Off road parking
- Desirable location
- No onward chain



# STEP INSIDE



On entering via the freshly painted front door into the central hallway which serves as the hub, providing access to major living spaces and functional extras. To the right, there's a cloakroom a good-sized which offers storage for shoes and coats.

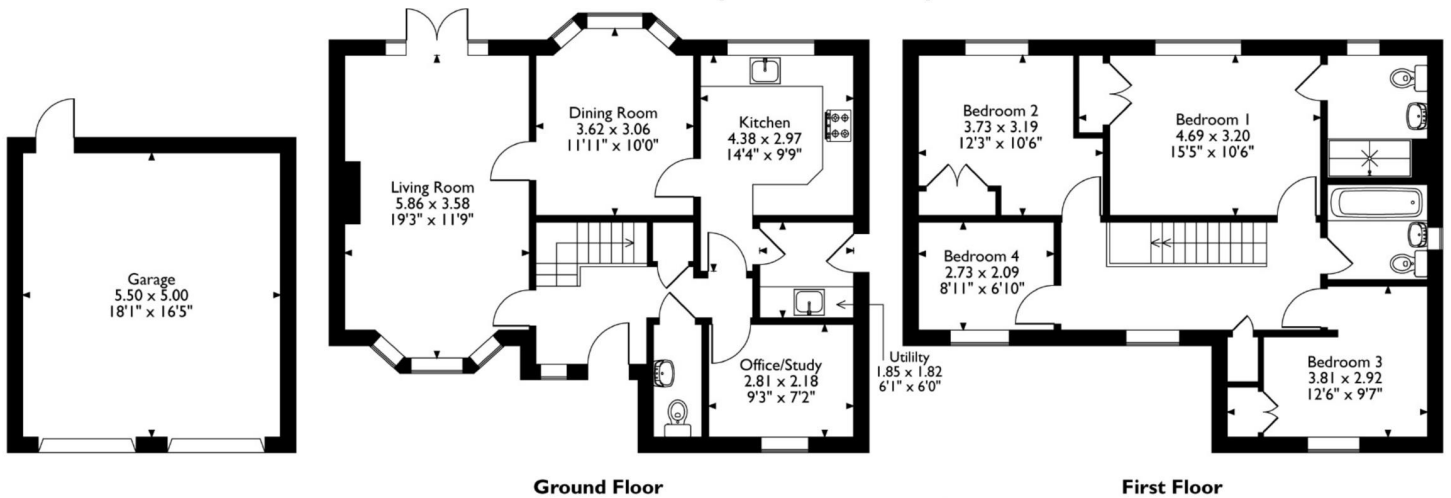
The front sitting room is a spacious and light-filled area with a generous bay window. The feature gas fireplace creates a cosy gathering spot, making it perfect for entertaining or relaxing with family. With patio doors that open up onto a level and inviting rear garden.

Working from home this property offers a separate study room with views towards the front garden and driveway.

Moving to the rear of the house, the dining room with again another bay window that also serves as another sociable space, seamlessly connected via a panelled door from the adjoining, lounge and also to the well-equipped kitchen. Also, handy to have that utility room with side access to the rear garden and double detached garage.

The kitchen is again a well-designed and aesthetically pleasing space, with neutral-coloured doors and wall cabinets in beech light shades. The overall layout of the home makes it an inviting and comfortable space for both daily living and family life.

Approximate Gross Internal Area  
 Main House = 125 Sq M/1346 Sq Ft  
 Garage = 28 Sq M/301 Sq Ft  
 Total = 153 Sq M/1647 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. The first floor offers a well-designed layout with multiple bedrooms, including the principal bedroom to the rear, giving privacy.

The inclusion of fitted wardrobes in some of the bedrooms enhances storage space and organisation.

The sizeable en-suite shower room in the principal bedroom adds a touch of luxury and convenience.

Three further bedrooms, two of which have fitted wardrobes and have been freshly painted a move-in-ready condition.

Family bathroom with fitted modern bathroom and window to side elevation.



# STEP OUTSIDE



A great feature of this property is the level and secure rear garden with part walls and fences, providing privacy and safety.

The inclusion of a detached double garage and ample parking adds to the convenience and functionality of the property, especially for those with multiple vehicles.

## INFORMATION

Postcode: NPI 6 6DQ

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Mains

EPC: C







## DIRECTIONS

From Larkfield Roundabout take the A466, St Lawrence Road, towards Chepstow Racecourse, passing the Community Hospital on your right-hand side. At the traffic lights take the next turning left into St Lawrence Park and follow the road around to the left and continue on and take the next right-hand turning and follow the road. The property will be located right on the corner.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		83
(81-91)	B		
(69-80)	C	70	
(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	

30 High Street, Chepstow, NP16 5LJ  
 01291 626262  
 chepstow@archerandco.com  
 www.archerandco.com



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