



PWLLMEYRIC

Guide price **£455,000**



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ROSE COTTAGE

Chepstow, Monmouthshire NP16 6JU



Detached three bed cottage
Desirable location
Close to St Pierre Golf & Country Club

This cottage combines modern convenience with character, making it a wonderful family home in a desirable location with a range of amenities and recreational options within reach. Pwllmeyric is conveniently located just over a mile from Chepstow Town Centre, providing access to primary and senior schools, a leisure centre, shops, pubs, restaurants, and transportation links such as buses and trains.

Additionally, it is approximately 1.5 miles from the M48 Severn Bridge, offering excellent commuting routes to Newport, Cardiff, Bristol, Gloucester, and London. The famous Marriott St Pierre Golf and Country Club, Chepstow Garden Centre, and scenic areas like St. Pierre Woods are within a short distance.

For outdoor enthusiasts, the Wye Valley and Offas Dyke Path, offering activities such as walking, climbing, cycling, and riding, are easily accessible. Historical landmarks like Chepstow and Caldicot Castles and the Cistercian Abbey at Tintern are also nearby.



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KEY FEATURES

- Three-bedroom detached cottage
- Very sought-after location of Pwllmeyric
- Ideal family home
- Renovated in recent years
- Plenty of off-road parking
- No onward chain



STEP INSIDE



Nestled just off Chapel Lane in the charming village of Pwllmeyric, this characterful detached 3-bed cottage offers a delightful living experience.

Conveniently located just over one mile from Chepstow Town Centre, the property provides easy access to schools, leisure facilities, shops, and transportation links.

Entering the secure grounds through large double electric gates, which has service history, sets the tone for a welcoming and private living experience. The presence of a lovely hardwood front door under a sheltering canopy adds a touch of charm and protection from the elements.

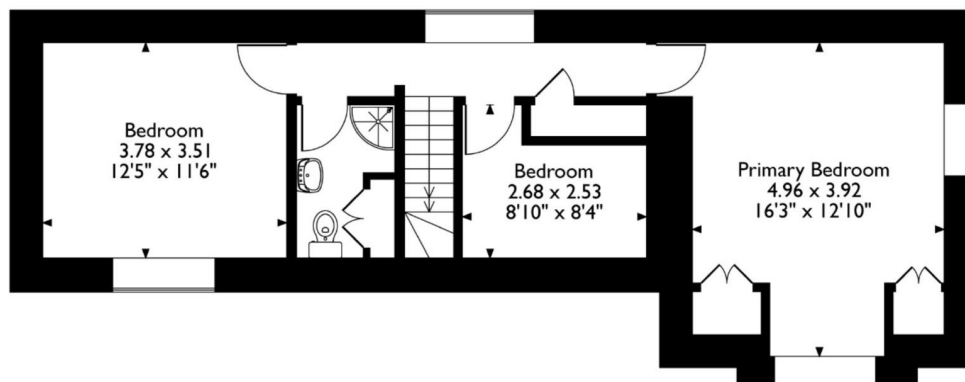
On entering the property, the spacious porch has underfloor heating and is tiled with distinctive, Italian tiles. The ground floor of the property presents a thoughtfully designed and updated living space.

The welcoming open-plan lounge/diner is accessed from a useful inner hall and is complemented by a recent extension to the ground living space with added wooden flooring, in providing warmth to the room.

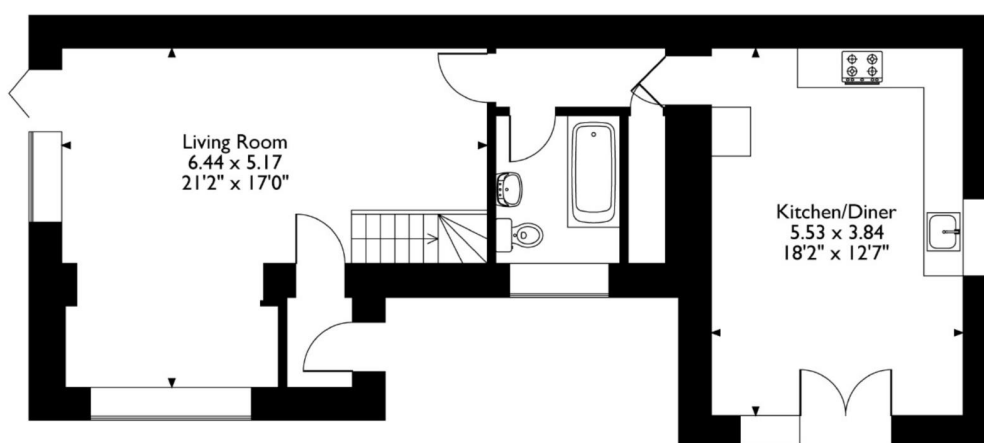
The new and improved layout includes large bi-fold doors, which are fitted with Sanderson blinds, that open onto the landscaped garden, allowing the afternoon sun to cascade through, making this room light and airy. This addition also provides the benefit of overlooking the side garden.

The spacious kitchen/breakfast room, with plenty of room for a family kitchen table, is well-equipped with modern fitted appliances, all within modern neutral kitchen cabinets. The durable laminate wooden flooring enhances the overall aesthetic and functionality of the home. There is Worcester Bosch Boiler at the property which has service history.

Approximate Gross Internal Area 112 Sq M/1205 Sq Ft



First Floor



Ground 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.

The ground floor is completed with practical features such as a fully fitted and fully tiled bathroom, along with a handy storage cupboard, ensuring a comfortable and convenient living experience.

Upon ascending to the first floor, you will find three bedrooms, two of which are double, offering comfortable living and relaxing space.

The dual-aspect principal bedroom includes built-in wardrobes. The shower room is tastefully appointed and includes a step-in shower cubicle.

This property has been thoughtfully reconfigured to make the most of the garden and sun.

Creating a connection between the indoor and outdoor spaces enhances the overall living experience, providing residents with a cosy cottage atmosphere while ensuring practicality and enjoyment of the surrounding environment.

STEP OUTSIDE



The property features a partly walled private rear garden situated to the side. Access to the garden is provided through bi fold doors leading from the open-plan lounge area.

The patio seating areas have been recently reconfigured, enhancing the outdoor space and providing a private and inviting environment to enjoy with friends and family. There is also space to build a garage or garden office to the side of the property for those wishing to work from home (subject to planning permission).

The absence of an onward chain further adds to the appeal of this cottage, making it a ready-to-move-in option for potential buyers.

INFORMATION

Postcode: NP16 6JU

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

Travelling from Chepstow town centre, join the main bypass road (A48) up to High Beech roundabout and take the third exit off signposted Pwllmeyric (A48). Proceed down Pwllmeyric Hill, take the first left-hand road turning into Chapel Lane, follow this road and the first property on your right.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	60	69
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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