



PORTSKEWETT

Guide price **£440,000**



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45 TREETOPS

Portskewett, Caldicot, Monmouthshire NP26 5RT



Superb garage conversion with wet room
Beautifully refurbished bathroom
Situated close to local amenities

The property was built by Redrow Homes, its location is tucked away within a cul de sac and it offers four spacious bedrooms and flexible reception space, with beautiful rear gardens and off-road parking for 3 cars.

Nestled on the banks of the Severn Estuary, between two famous bridges, 45 Treetops 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

- Well-presented detached property
- Four bedrooms
- Refitted kitchen with open plan dining area
- Off road parking for three cars
- Enclosed rear gardens
- Highly sought after development



STEP INSIDE



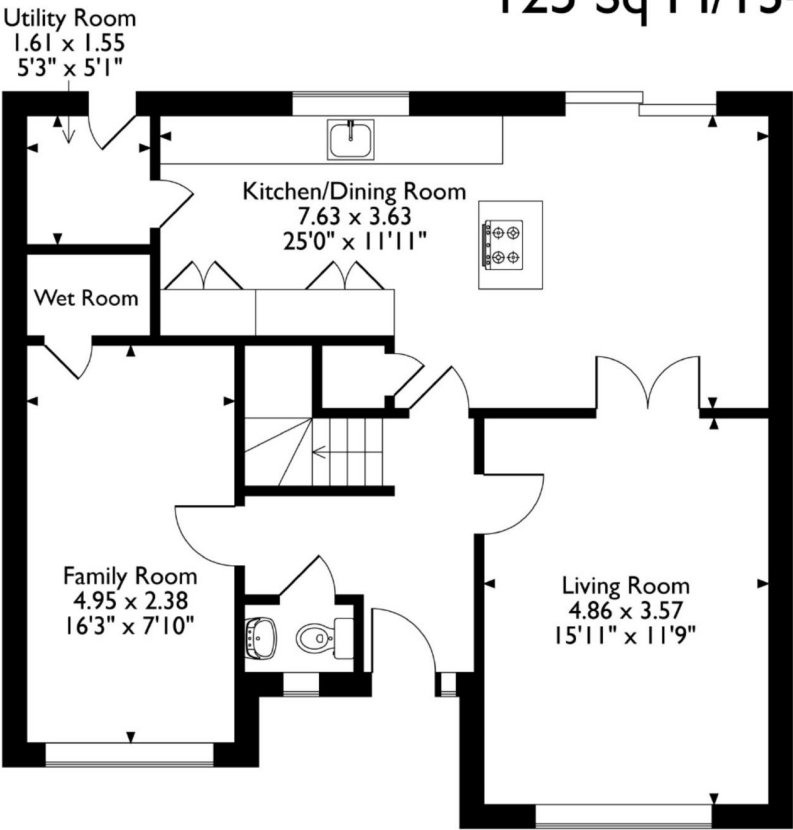
This four-bedroom detached property has been beautifully upgraded and thoughtfully designed, this family residence stands as a testament to modern living. From replacement windows to the refitted kitchen adorned with an extensive range of units and attractive counter tops, every detail has been carefully considered.

The kitchen/dining room boasts a central island, ideal for informal dining and a suite of integrated appliances, comprising of a 5-ring hob with canopied hood, double oven, microwave and dishwasher. With French doors opening onto the rear sun terrace, it seamlessly blends indoor and outdoor living, ideal for entertaining.

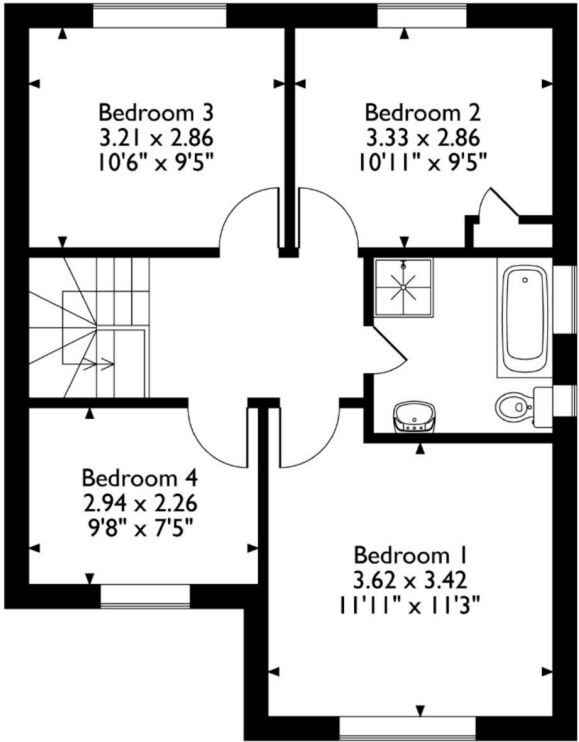
The transformation continues throughout the property, with the garage conversion offering a versatile space ideal for a home office or a ground floor bedroom complete with a wet room, an enticing option for those seeking flexibility in their living arrangements. The living room offers a welcoming retreat with its generous proportions, providing ample room for relaxation or entertaining guests.

The ground floor also offers a cloakroom fitted with a modern two-piece suite and a useful utility room with plumbing and access to the rear garden.

Approximate Gross Internal Area
125 Sq M/1346 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.

The first floor of the property offers a good amount of space with four bedrooms, three of which are large enough to accommodate a double bed, while the fourth bedroom can easily fit a single bed.

The family bathroom has undergone reconfiguration and renovation, resulting in a spacious and aesthetically pleasing area.

The bathroom now features a pristine white four-piece suite, including a large shower enclosure with rain shower and a panelled bath, along with a variety of contrast high gloss storage units to enhance functionality and organisation.

STEP OUTSIDE



The front elevation of the property presents a designated off-road parking area accommodating up to three vehicles. The front garden consists of a well-manicured lawn which is complemented by a canopied front entrance.

Stepping into the rear garden there is a spacious paved sun terrace framed by an attractive wooden pergola, ideal for al fresco dining. Adjacent to the terrace lies a meticulously edged lawn, bordered by lush greenery, along with an array of shrubs and trees. The garden is encircled by fencing, and a convenient garden shed offers storage space. The garden also benefits from outside water, electric and lighting.

INFORMATION

Postcode: NP26 5RT

Tenure: Freehold

Tax Band: F

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 (A48) without deviation and at the next roundabout take the first exit signposted Caldicot. Again, proceed along this road for several miles and at the Mitel roundabout turn left. Continue along this road for a short distance and at the crossroads turn left and continue taking a left turn into Treetops. Turn right when in the development, and the property is located within a right hand cul de sac.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		83
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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