



ST ARVANS

Guide price £400,000



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4 LAUREL PARK

Chepstow, Monmouthshire NP16 6ED



Semi detached
Village location
Off-road parking

This 2-bedroom semi-detached property in St. Arvans presents a rare opportunity for young families to acquire a home in a highly sought-after location. Properties in this area are not frequently available, making this listing particularly attractive. With its desirable location and potential for comfortable living, this property offers a promising opportunity for those seeking a new home in the area.

Located nearby, Chepstow Racecourse serves as a vibrant social hub for the community, hosting not only thrilling horse racing events but also music concerts and other entertainment activities, adding to the local social scene.

Just a short distance away, the bustling town of Chepstow offers an array of dining options, shopping opportunities, sports and leisure facilities, and various amenities to cater to residents' needs. Its crowning jewel, the historic Chepstow Castle, stands as a majestic reminder of the town's rich heritage and provides a picturesque backdrop to the area.



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KEY FEATURES

- Semi-detached property
- Sought after central village location
- No upper chain
- Large corner plot
- Private driveway
- Ground floor shower room



STEP INSIDE



Conveniently situated as the gateway to the M48 and M4 motorways, Chepstow ensures easy access to major cities such as Bristol, Newport, and Cardiff, making commuting a breeze. Additionally, the town boasts a mainline train station, further enhancing its connectivity and accessibility for residents and visitors alike.

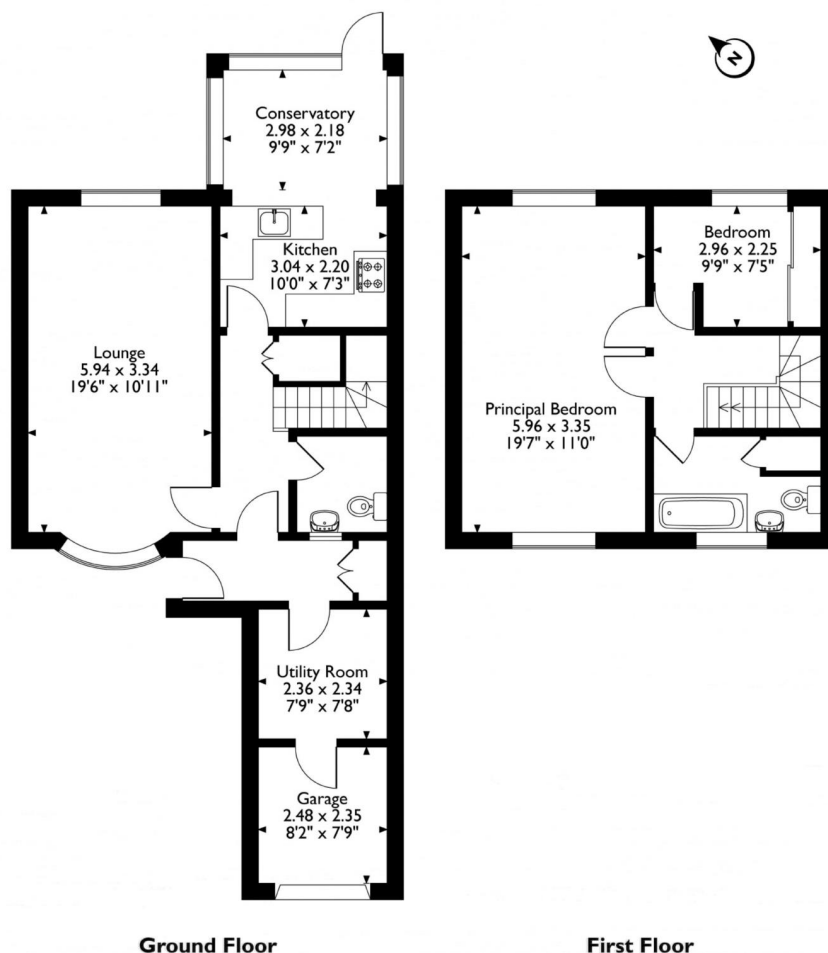
This charming 2-bedroom semi-detached property enjoys a prime corner position in the sought-after neighborhood of St. Arvans. As you enter, you're greeted by a welcoming hallway leading to a convenient ground floor shower room, adding to the practicality and comfort of the home.

The light-filled lounge spans from front to back, featuring a striking electric fire with a natural marble fire surround, enhancing the neutral colour scheme of the décor.

With dual aspect windows, the lounge is flooded with natural light, creating a bright and inviting atmosphere.

Adjacent to the hallway, the kitchen boasts fitted wall and base units, offering ample storage space.

Approximate Gross Internal Area 102 Sq M/1098 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 attached conservatory provides additional room for a kitchen table and chairs, while overlooking the rear patio area, ideal for enjoying meals or basking in the sunshine.

The single attached garage currently utilised and covered into a storage area alongside a useful utility room, which accommodates the washing machine and boiler, is conveniently located just off the hallway.

The single attached garage currently utilised and covered into a storage area alongside a useful separate utility room, which accommodates the washing machine and boiler, is conveniently located just off the hallway. This setup offers easy access to household utilities without compromising on space within the main living areas of the house.

Upon ascending to the first floor, you will be greeted by two bedrooms. The principal bedroom is particularly sizable, originally designed as two separate bedrooms but now configured into one spacious room. If needed a partition wall could be added to create three bedrooms as the original door and sockets remain in situ.

Additionally, there is a second bedroom situated to the rear of the property. Both bedrooms offer comfortable living spaces ideal for relaxation and rest.

Completing the first-floor layout is a family bathroom featuring a modern suite, providing convenience and functionality for residents.

STEP OUTSIDE



The property offers a fantastic opportunity for those seeking a spacious garden and a large patio area, ideal for various outdoor activities and relaxation. Whether you enjoy hosting gatherings with friends and family or simply appreciate outdoor living, this property's features cater to a range of preferences and lifestyles.

Whether you're unwinding with a book, entertaining guests, or enjoying outdoor hobbies, the combination of the garage and patio area provides the perfect setting for making the most of your outdoor living space.

Moreover, there is ample parking space at the front of the property on a private driveway, providing parking for two vehicles. This ensures convenience for homeowners and visitors alike, offering hassle-free parking options and additional security for vehicles.

INFORMATION

Postcode: NP16 6ED

Tenure: Freehold

Tax Band: E

Heating: Oil

Drainage: Mains

EPC: D






DIRECTIONS

From Chepstow, take the A466 Wye Valley road towards Tintern, passing Chepstow racecourse. On arrival in St Arvans bear left just after the Piercefield Inn, taking the Devauden road. Proceed for a few hundred yards and take the left turning into Laurel Park (and Grange Park). Take the next turning left and the property can be found on your left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			79
(55-68) D		62	
(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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