



# CHEPSTOW

Guide price **£299,950**





# 5 THE BELFRY

Sedbury, Chepstow, Gloucestershire NP16 7FD



Well-presented two bedroomed property  
Two parking spaces  
No onward chain

Situated within the grounds of The Old Belfry this property offers an exceptional living experience. With two double bedrooms, a sizable first-floor lounge with vaulted ceilings and a modern fitted kitchen promises a comfortable and modern living environment. Perfectly designed for both daily living and entertaining, a truly inviting and well-appointed home which is ideal for those seeking spacious and versatile accommodation within a prestigious location.

The Belfry is a converted stable block and carriage house that once served the nearby Sedbury House and is situated some 1.5 miles from Chepstow offering a range of facilities to include shops, restaurants, wine bars, pubs, schools, road bus and rail links and within 2.5 miles of the M48 for onward commuting to Bristol, London, Newport or Cardiff.





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### KEY FEATURES

- Two bed duplex apartment
- Private rear garden
- Two private parking spaces
- No upper chain
- Select development
- Ideal investment property





# STEP INSIDE



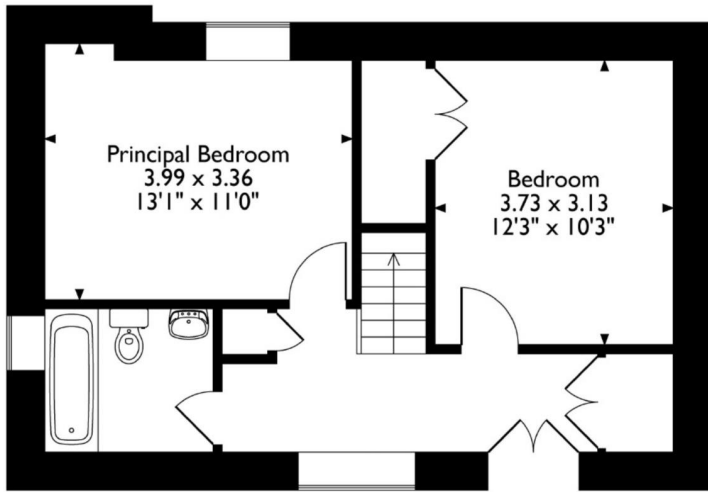
There is a wealth of opportunities for the outdoor enthusiast which includes Offas Dyke Path a National Trail which follows the English/Welsh border for 177 miles with scope to observe a wealth of native wildlife. Further outdoor activities and local historical interest are within close proximity in the form of the renowned Wye Valley, Sedbury Cliffs, Chepstow and Caldicot castles and Tintern Abbey.

Living within the grounds of The Old Belfry is charming and full of character. The property's two ground-floor double bedrooms offer ample space for residents or guests,

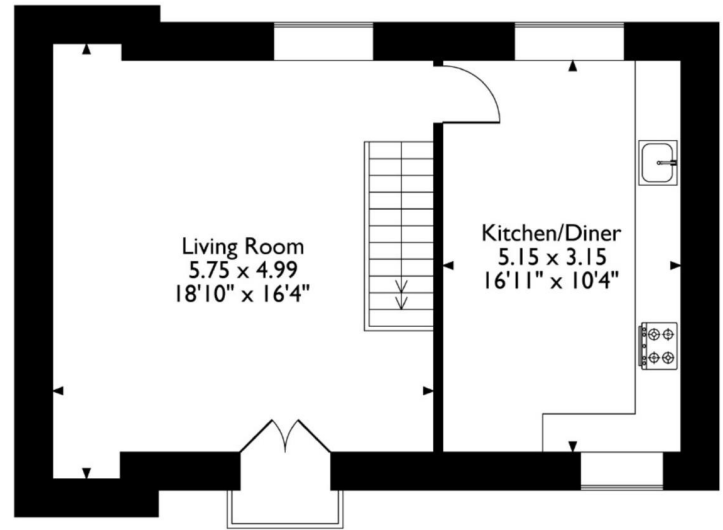
With easy access to the main bathroom, while the sizable first-floor lounge with vaulted ceilings adds an extra touch of grandeur and openness to the living space.

The modern fitted kitchen is not only practical but also adds to the property's appeal, making it easy to imagine cooking and entertaining in such a welcoming environment. Kitchen appliances will be included in the sale of the property.

# Approximate Gross Internal Area 86 Sq M/926 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.

This home is designed for both everyday comfort and the occasional gathering with friends or family.

5 The Belfry also has super fast fibre broadband to the door, via Gigaclear.

A delightful and well-appointed residence, perfect for those who appreciate a blend of modern amenities and historic charm, all within a prestigious location.



# STEP OUTSIDE



Having your own private rear garden with access to a communal garden is ideal. You get the intimacy of your own space while also having the opportunity to enjoy the beauty and amenities of a communal area. Or socialise and enjoy the landscaped beauty of the communal garden with friends and neighbours.

The property has two private parking spaces, and access to further separate parking spaces for guests.

#### AGENTS NOTE:

1. There is a service charge which is currently approximately £245.04 Per quarter; this covers all communal costs and maintenance- including servicing and maintenance of sewage plant. This means no sewage charge.
2. The electric meter is in a communal outbuilding across the courtyard.
3. The management company is owned by the 10 properties in The Old Belfry- every owner owns 1 of 10 equal shares.
4. The oil tank is located by parking.
5. The boiler, fitted 2 years ago, is under warranty- 5 years remaining.

## INFORMATION

Postcode: NPI 6 7FD

Tenure: Freehold

Tax Band: E

Heating: Oil

Drainage: Private

EPC: D







## DIRECTIONS

From Chepstow, take the A48 out of Chepstow passing Tesco on your right and continue over the bridge. Take your first exit on the right signposted Sedbury. At the roundabout take the first exit left and proceed passing all the shops on the left-hand side, drop down the small hill and the entrance to Sedbury Park is immediately in front at the bottom. Proceed up the long driveway and at the top bear left for the Belfry.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.