



LLANVAIR DISCOED

Guide price **£535,000**



PENTWYN

Llanvair Discoed, Chepstow, Monmouthshire NP16 6LX



Detached country cottage
Off road parking
Views of open countryside

Pentwyn is a charming, period detached home that has been meticulously updated and cherished over the years by its current owners.

This inviting family home features a delightful mix of traditional double fronted cottage combined with modern comforts to make it a practical space in which to enjoy contemporary living.

This inviting family home features three double bedrooms, and picturesque open country views towards Llanvair Discoed Castle and church, which can be enjoyed from the rear garden. Inside, the house boasts a modern, fully fitted kitchen with elegant granite worktops.

The stylish kitchen seamlessly integrates with the family dining area, snug, and lounge, creating a warm and cohesive living space.

For work spaces, there are a pair of offices or library spaces, combined with superfast broadband allowing for easy work from home opportunities.



Guide price
£535,000



KEY FEATURES

- Detached country cottage
- Three bedrooms
- Desirable location of Llanfair Discoed
- Parking for up to three cars on a private drive
- Countryside views
- Two study/work offices



STEP INSIDE



The location of Pentwyn is ideal for those who appreciate both tranquillity and convenience. Llanvair Discoed, known for its ancient church and village pub/restaurant, is situated just north of the A48 road.

This offers easy access to local amenities, including schools, shops, and facilities in nearby Caldicot (under 6 miles away), the historic market town of Chepstow (approximately 7 miles away), the picturesque riverside town of Usk (8 miles), and the vibrant city of Newport (10 miles).

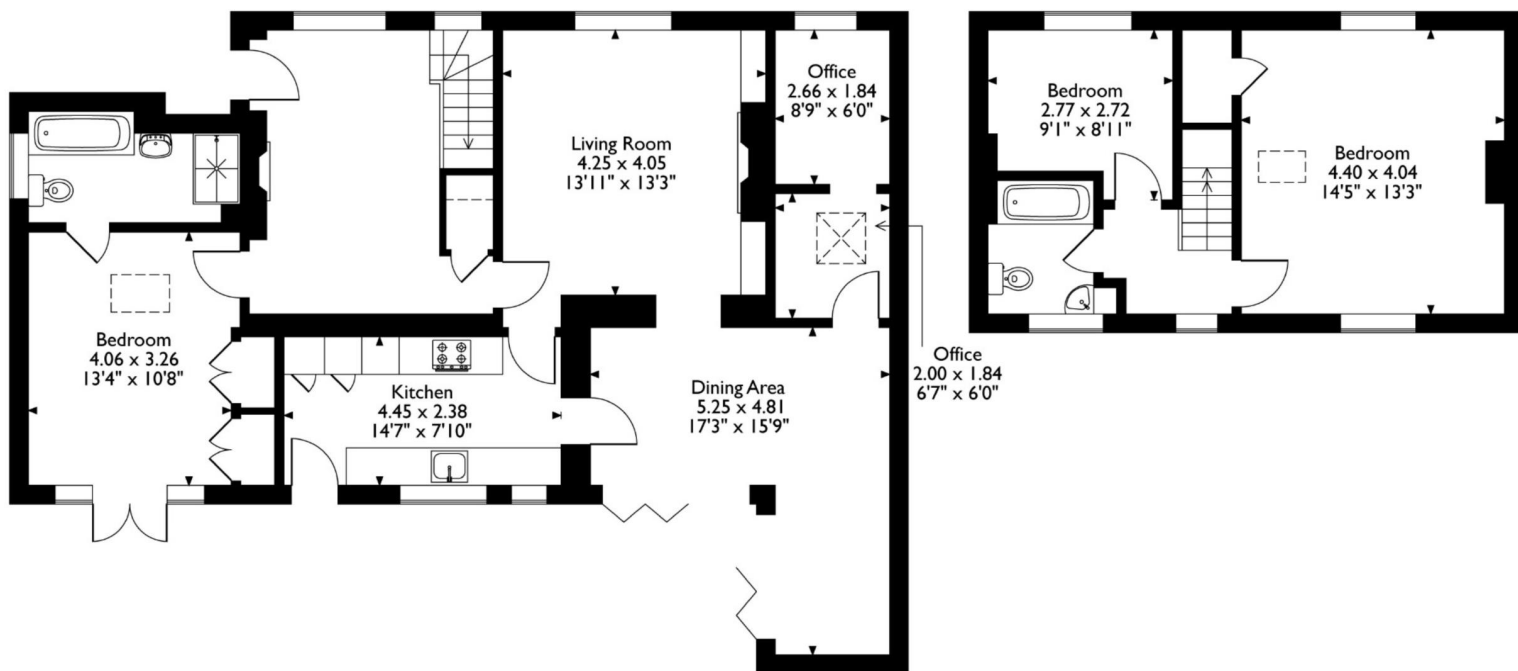
It falls within the catchment of the well-regarded Shirenewton Primary School. Independent schools in the area include the Haberdashers' Monmouth Boys and Girls Schools, less than 25 minutes away.

For golfers, the Celtic Manor Golf Course and St Pierre Golf Club are both seven miles distant.

For those needing to commute or travel, the property is also conveniently close to Severn Tunnel Junction train station, providing connections to the South-West, London, and the Midlands.

In summary, Pentwyn is not just a home, but a perfect blend of period charm and modern convenience, set in a desirable location with stunning views and excellent accessibility.

Approximate Gross Internal Area 139 Sq M/1496 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.

Upon entering, you are welcomed by a large hallway with a charming feature fireplace and wood burning stove. Stairs ascend to the first floor, where you will find two double bedrooms and family bathroom.

From the hallway, the principal ground-floor bedroom and ensuite offer plentiful fitted storage and access to the rear garden, as well as a modern fitted en-suite bathroom with walk-in shower.

The house boasts a modern, fully fitted kitchen overlooking the rear garden with door to rear. Granite worktops and fitted appliances provide ample scope for culinary opportunities.

A doorway into the dining /snug area which further opens into the lounge with an additional wood burning stove creates a warm and cohesive living space.

A pair of bi-folding doors from the dining area allows for al fresco dining on the private rear patio which enjoys all day sunshine.

Two office / work spaces combined with superfast broadband allow for easy work from home opportunities.

STEP OUTSIDE



One of the standout features of Pentwyn is its picturesque open country views towards Llanvair Discoed Castle and church, which can be enjoyed from the rear garden.

The property boasts gardens surrounding three sides of the home. The private drive leads to a vegetable area complete with raised beds as well as a lawned area.

Behind a secure gate, the rear garden features a sheltered grassed lawn that is easily accessed via a patio from the dining area.

A Gabriel Ash red cedar greenhouse allows for further horticultural pursuits.

Pentwyn is not just a home, but a perfect blend of period charm and modern convenience, set in a desirable location with stunning views, beautifully maintained gardens, and excellent accessibility.

INFORMATION

Postcode: NP16 6LX

Tenure: Freehold

Tax Band: F

Heating: Oil

Drainage: Private

EPC: E





DIRECTIONS

From Chepstow take the A48 road signposted Newport. At Caerwent turn right signposted Llanvair Discoed and continue along the lane for just under a mile. On reaching Llanvair Discoed, take the right at the T junction and follow the road past the Woodlands Tavern towards the church and the property is situated on the left-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	54	
(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, Monmouthshire, NP16
 5LJ
 chepstow@archerandco.com
 www.archerandco.com



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.