



# CHEPSTOW

Guide price **£425,000**



# TREWYN

Rockwood Road, Chepstow, Monmouthshire NP16 5DT



2 bed detached brick bungalow  
Situated walking distance of Chepstow Town centre  
No upper chain

An exceptional opportunity awaits with this delightful two bedroom detached brick built bungalow, nestled in the heart of Chepstow Town Centre. Meticulously renovated over several years by the current owners and their family, this home showcases careful attention to detail.

Well situated in a popular area within easy walking distance of Chepstow Town Centre, this property benefits from excellent bus, road, and rail links, making commuting to the M48 motorway and access to Bristol, Newport, and Cardiff very convenient. It is also located near stunning countryside walks, including the famous Offa's Dyke Path, which follows the English-Welsh borders, as well as the Wye Valley and surrounding areas that offer a wealth of outdoor pursuits such as cycling and riding. Nearby historical monuments include Chepstow Castle, Caldicot Castle, and Tintern Abbey.



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### KEY FEATURES

- 2 bed detached bungalow
- Parking and garaging
- No onward chain
- Modern kitchen with breakfast bar
- Easy walking distance to shops and amenities
- Low maintenance garden



# STEP INSIDE

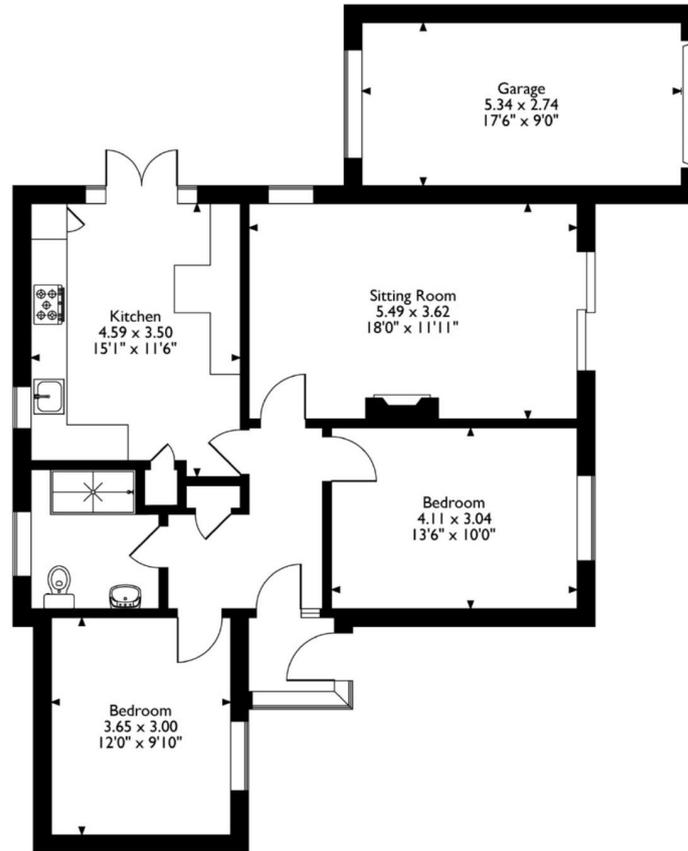


Off the large, spacious hallway with beautiful wooden flooring, doors lead to all rooms. As you step into the bright and airy kitchen, you'll find modern cream neutral-coloured wall and floor units paired with a classic wooden worktop. The property has been beautifully updated with great care and attention to detail.

The wooden flooring flows seamlessly from the hallway, creating a sense of continuity and enhancing the home's warm and inviting atmosphere, complemented by oak doors that lead to all rooms.

The lounge boasts a charming fireplace and sliding doors that open to the front aspect of the property, allowing plenty of natural light to fill the room and offering a cosy yet open feel.

Approximate Gross Internal Area  
Main House = 78 Sq M/818 Sq Ft  
Garage = 15 Sq M/161 Sq Ft  
Total = 93 Sq M/979 Sq Ft



#### 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.

Both bedrooms are generously sized doubles, recently painted in neutral tones with new carpets, providing a blank canvas for personalisation.

The shower room is fully tiled up to the ceiling and features a modern step-in shower. It also includes a sleek sink with an under-storage unit and a stylish feature mirror adding a touch of luxury and functionality.

# STEP OUTSIDE



As you exit the kitchen through the patio doors, you're welcomed by a secluded decked area, perfect for enjoying the morning sun. The remainder of the garden has been landscaped for low maintenance, featuring slate chippings and a variety of shrubs, creating a peaceful and easy-to-care-for outdoor space.

To the front, there is parking for two vehicles and an attached garage, adding both convenience and extra storage space.

## INFORMATION

Postcode: NP16 5DT  
Tenure: Freehold  
Tax Band: E  
Heating: Gas  
Drainage: Mains  
EPC: D





## DIRECTIONS

From our Chepstow office proceed through the town arch into Moor Street. At the main road junction bear left and then immediately right into Garden City Way, taking the third turning right into Rockfield Road then right into the driveway.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(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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