



PWLLMEYRIC

Guide price **£695,000**



TY PERLLAN

Pwllmeyric, Chepstow, Monmouthshire NP16 6JS



4 double bed detached property
No upper chain
Builder warranty

This property is indeed a wonderful example of thoughtful design, where every detail has been carefully considered, sparing no expense. The flexibility of the layout stands out, with two of the four double bedrooms conveniently located on the ground floor, along with a family bathroom and utility room. This arrangement makes it highly adaptable for various family dynamics and lifestyles.

Pwllmeyric truly is a charming village with excellent amenities and a convenient location. Its proximity to the A48 makes it easy to access nearby areas, while the local garage and garden centre add to the village's convenience. The close connection with Mathern is also a wonderful benefit, as Mathern's community events foster a welcoming and vibrant atmosphere for residents. It is ideal for families, with facilities like a children's nursery and a local pub, and children's park play areas creating a friendly, family-oriented environment. With the A48, M48, and M4 motorway networks, making Newport, Cardiff, and Bristol easily accessible for commuters.



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KEY FEATURES

- Beautifully presented modern new build property
- 4 double bedrooms
- In the desirable location of Chapel Lane Pwllmeyric
- Large open plan living area
- Level and enclosed rear garden
- Garage and off-road parking



STEP INSIDE



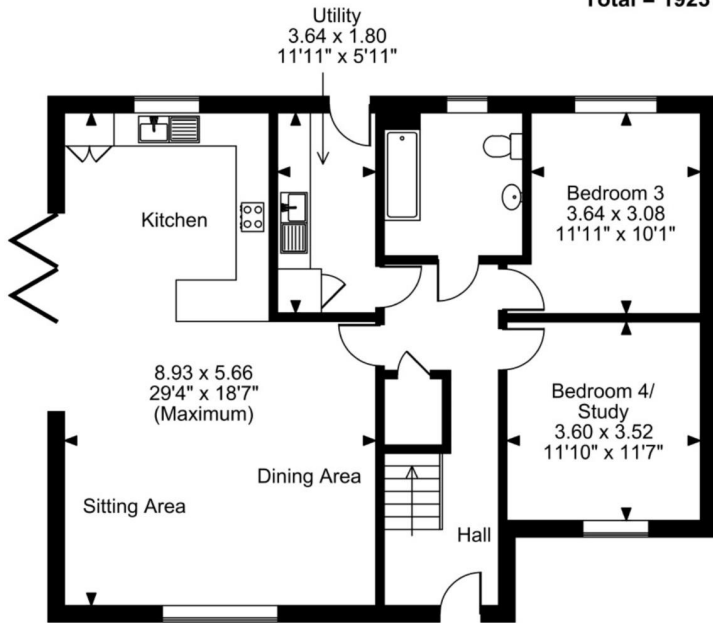
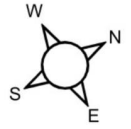
This property exudes a unique charm, combining modern elegance with practical living spaces designed for versatility and comfort.

Upon entering, you're greeted by a grand, fully vaulted hallway, setting a striking first impression. The open-concept layout harmoniously connects a modern, fully-fitted kitchen, a family area, and a dining space, all bathed in natural light from expansive windows and bi-fold doors. These doors not only frame the surrounding scenic views but also create a seamless flow to the private patio, a perfect spot for enjoying sunsets and soaking up the afternoon sun.

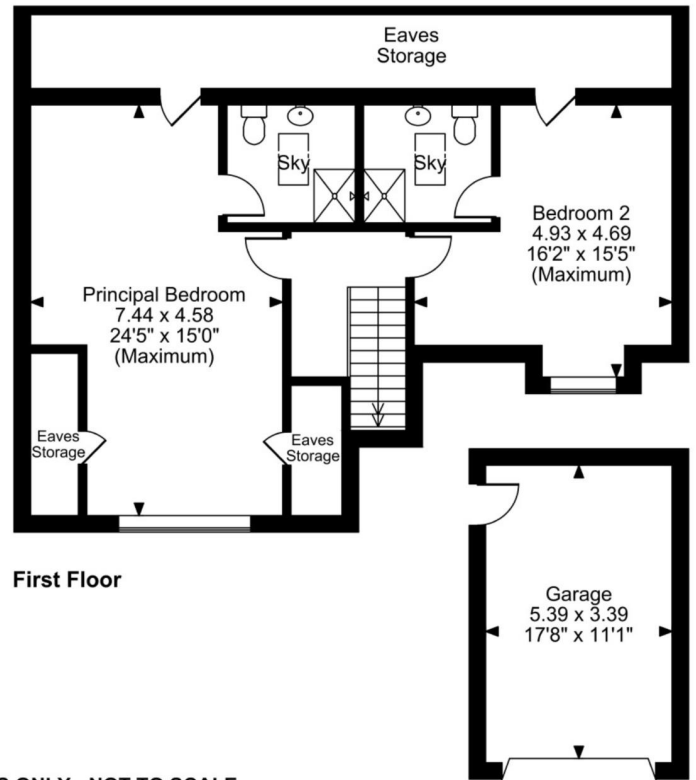
Underfloor heating runs throughout, enhancing comfort in every room, while a spacious utility room provides convenient access to the rear of the property.

The luxurious family bathroom is designed as a tranquil retreat, with a sizable bath, fitted sink unit, and elegant, neutral tilework.

Approximate Gross Internal Area
Main House = 1726 Sq Ft/160 Sq M
Garage = 197 Sq Ft/18 Sq M
Total = 1923 Sq Ft/178 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Two additional rooms on the ground floor offer flexible living options, suitable for use as bedrooms, a study, or a snug.

Ascending to the first floor, you'll find two generously sized double bedrooms, each with vaulted ceilings and en-suite showers. Large windows capture breathtaking views of the Wyelands estate, the Severn Bridge, and beyond.

This thoughtfully designed property, ready for immediate occupancy, offers a truly inviting blend of beauty and functionality in a sought-after location.

STEP OUTSIDE



As you step outside, you'll find the garden beautifully landscaped for minimal maintenance. It features a gravel driveway and a level, grassed lawn, along with a patio area at the rear - an ideal spot to relax and enjoy the evening sun.

Ty Perllan also includes an attached single garage and parking space for two vehicles.

AGENT'S NOTE:

- The furniture is for staging purposes only and will be removed and not included in the sale of the property..
- The details of the heating is as follows:- .Air source heat pump with 250l hot water cylinder. Ground floor UFH throughout. Electric towel rail downstairs bathroom. Wet Radiators in both upstairs en-suites and upstairs bedrooms.

INFORMATION

Postcode: NP16 6JS
 Tenure: Freehold
 Tax Band: TBC
 Heating: Air Source Heat Pump
 Drainage: Mains
 EPC: B





DIRECTIONS

From our Chepstow Office, proceed along with A48 towards Newport, turning left towards the village of Mathern. Proceed into the village of Mathern taking the first left at the cenotaph, continue up Chapel Lane, proceed pass Orchid meadow turning and the property is just a little further on the left.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			104
(92 plus)	A		
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(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.