



# LLANVACHES

Guide price **£280,000**



**A** ARCHER & CO

[www.archerandco.com](http://www.archerandco.com)

To book a viewing call 01291 626262



# 2 PIKE COTTAGES

Llanvaches, Caldicot, Monmouthshire NP263BE



No onward chain  
Sizeable reception room  
Small garden area, ideal for off road parking

Offered to the market with no onward chain, this charming mid-terrace cottage combines modern fixtures and fittings with attractive character features, all set within a quiet and highly desirable semi-rural location. Despite its peaceful setting, the property enjoys excellent connectivity, being conveniently close to the A48 and wider motorway network, as well as within easy walking distance of the popular Rock and Fountain public house and restaurant.

Additional benefits include UPVC double glazing throughout and LPG gas central heating. Off-street parking/small garden area is available a very short walk from the property.

The location is particularly appealing, offering a blend of rural charm and accessibility. The property is positioned just off the A48, providing straightforward access to the M48 and M4 motorways, with convenient links to Newport, Cardiff and Bristol. The historic market town of Chepstow is also within easy reach and provides a comprehensive range of amenities, including a railway station with regular services and a bus station offering local and national connections. The scenic Wye Valley is nearby, offering an abundance of outdoor and leisure opportunities.





Guide price  
£280,000



### KEY FEATURES

- Charming mid terraced stone cottage
- 2 bedrooms
- Kitchen with room for a dining table
- Ideally located for commuting
- Walking distance to local pub and restaurant
- Popular semi-rural location



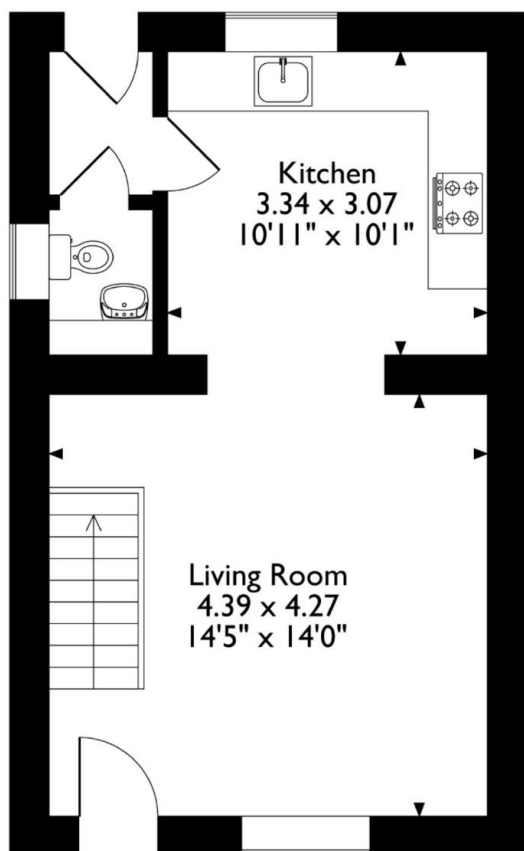
# STEP INSIDE



The accommodation is thoughtfully arranged and well suited to a wide range of buyers, from first-time purchasers to those seeking a low-maintenance home with character. The ground floor features a welcoming and well-proportioned front facing reception room, enhanced by traditional details, and the modern convenience of under floor heating. Stairs ascend to the first floor.

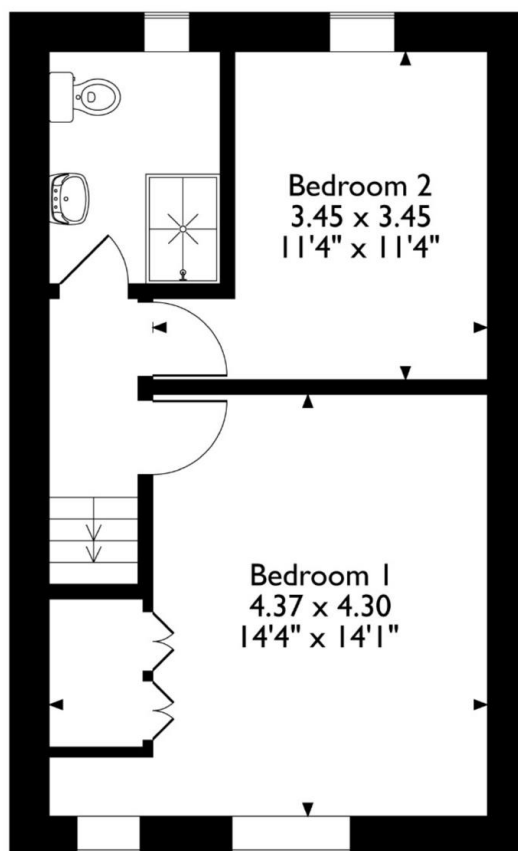
The living room flows seamlessly into an open-plan kitchen and dining area. This sociable space is fitted with modern farmhouse style units, complemented by attractive worksurfaces. This room also benefits from underfloor heating, making it ideal for both everyday living and entertaining, as there is also space for a dining table if required. Rear facing window and inset lighting. Integrated oven, hob and cooker hood. The fridge/freezer and dishwasher are available by separate negotiation if required.

## Approximate Gross Internal Area 68 Sq M/732 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.



### First Floor

To the rear of the property there is lobby, along with a convenient cloakroom/WC incorporating space and plumbing for utility appliances, the washing machine is available by separate negotiation. Access via a stable door to the rear elevation, where there is pedestrian access from the lane across a small communal courtyard.

To the first floor, the cottage offers two generous double bedrooms, both enjoying vaulted ceilings that enhance the sense of space and character. The front facing double room offers a sizeable bedroom with exposed floorboards and useful built in storage. Whilst bedroom two offers a rear facing double room, again with exposed floorboards and a vaulted ceiling.

These rooms are served by a contemporary shower room finished in a clean, neutral style. This room comprises of a low level wc, wash hand basin set within a vanity unit and shower enclosure. Useful shelving behind the door, and window to rear elevation.



# STEP OUTSIDE



There is no rear garden to 2 Pike Cottages, there is however a small area of garden located a short distance from the property, which would make an ideal off road parking area if required.

#### AGENTS NOTE:

LPG heating.

There is no garden to the front or rear of the property. There is however a small area of land situated a short distance from the property. There are several rights applicable to the title register, and a one third contribution to some communal areas. The title register, and plan are available within Archer & Co for viewing, we do however recommend that any prospective buyer consult with their legal representative.

## INFORMATION

Postcode: NP263BE

Tenure: Freehold

Tax Band: C

Heating: Gas LPG

Drainage: Mains

EPC: E





## DIRECTIONS

From Chepstow proceed along the A48 in the direction of Caerwent for just over 2 miles at the next roundabout take the second exit, continuing along the A48 and proceed for approx 5 miles turning right alongside the Rock & Fountain Inn, the row of cottages is located on the left-hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	51	71
EU Directive 2002/91/EC		

30 High Street, Chepstow, NP16 5LJ  
01291 626262  
caldicot@archerandco.com  
[www.archerandco.com](http://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.