



ST ARVANS

Guide price **£435,000**



5 FORDWICH CLOSE

St. Arvans, Chepstow, Monmouthshire NP16 6EL



3 bed detached bungalow
Rear private patio and sizable front garden
No upper chain

This spacious 3-bedroom detached bungalow offers an excellent chance to acquire a sizable single-level home. Perfect for those seeking easy living, it provides a versatile layout with plenty of potential to customise and make it your own. Situated on a level corner plot, this property is ideal for ease of access and low maintenance garden. It also benefits from having no upper chain.

St Arvans is situated on the fringe of Chepstow Racecourse, which serves as a lively focal point for the community and beyond. The racecourse hosts exciting horse racing events, lively music concerts, and a variety of entertainment activities that enrich the local social scene. All of these attractions are within walking distance, making it a vibrant hub for residents and visitors alike.

Nearby, the vibrant market town of Chepstow offers a diverse range of dining options, shopping venues, sports and leisure facilities, schools, and essential amenities. Dominating the town's landscape is the historic Chepstow Castle, a majestic testament to the area's rich heritage. Its stunning and picturesque presence adds to the town's charm and allure, making Chepstow a wonderful place to live, visit, or explore.



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KEY FEATURES

- 3-bed Spacious detached Bungalow
- In a popular location in St Arvans
- Single-level living
- Garage and parking for several vehicles
- No upper chain



STEP INSIDE



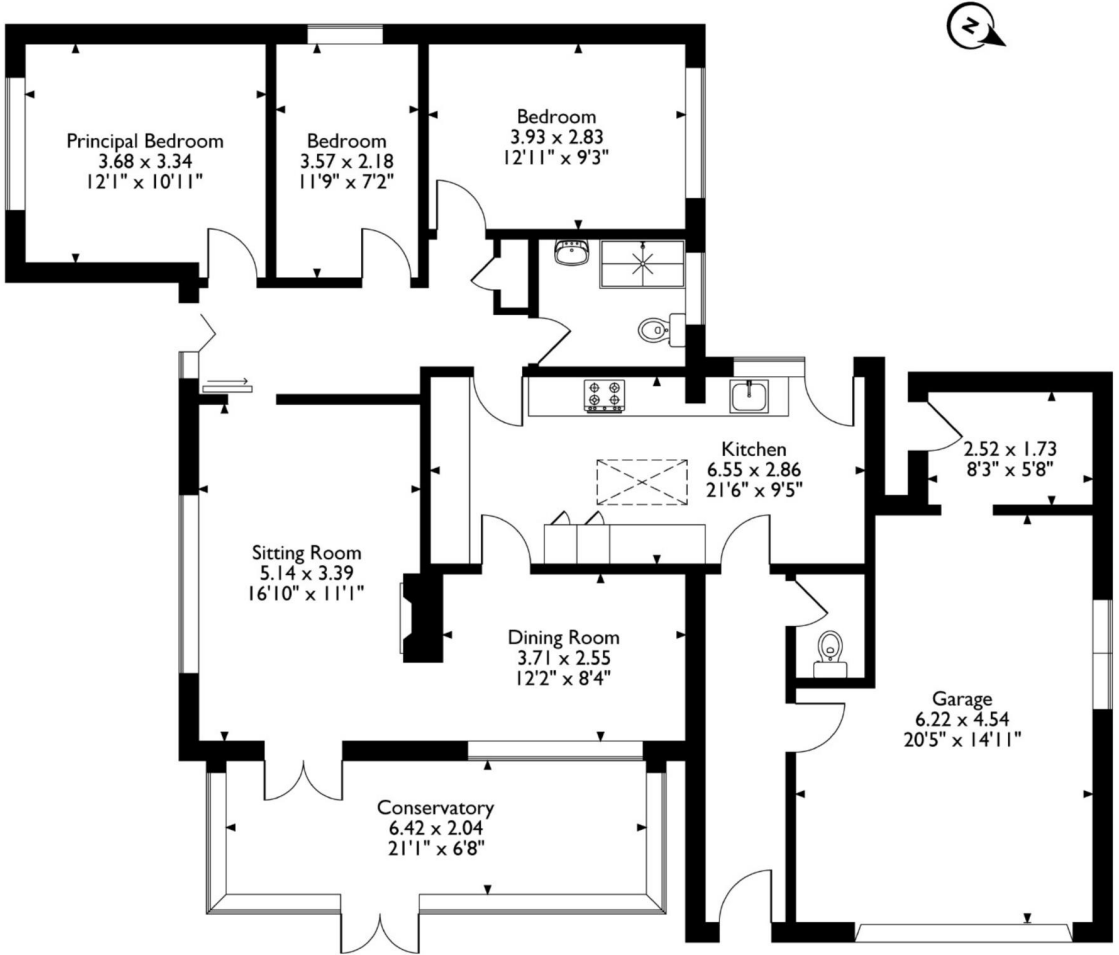
Upon entering this charming single-level living bungalow, you are welcomed by a light-filled hallway that leads to various living areas and provides access to the attached garage.

The first of two reception rooms offers a warm and inviting space, situated just off the kitchen. It's perfect for relaxing or entertaining guests, with a pleasant outlook over the front garden.

The sunroom or conservatory, with its ample windows, serves as a focal point for the home, seamlessly blending indoor and outdoor living.

Each of the three bedrooms offers different dimensions, providing versatile accommodation options for family or guests. Natural light floods these spaces through large windows, enhancing the welcoming atmosphere.

Approximate Gross Internal Area
151 Sq M/1625 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.

The well-equipped kitchen is both practical and spacious, featuring modern appliances alongside traditional wooden cabinetry, creating an enjoyable cooking environment. Tile flooring offers durability and ease of maintenance.

The interconnected layout encourages easy movement from room to room, making day-to-day living convenient. Additional storage is available in the attached integral garage, ensuring all essentials can be neatly stored away.

STEP OUTSIDE



Stepping outside, you'll notice ample parking space along the side of this property, which sits proudly on the corner of the street, offering the benefit of an attached garage. The private rear garden is perfect for creating a seating area for relaxation and entertaining. Currently, it is utilised as a vegetable raised beds area with access from the rear door, adding both practicality and charm to the outdoor space. To the front, there is a level lawned area with a pathway leading up to the front door, enhancing the property's welcoming curb appeal.

INFORMATION

Postcode: NP16 6EL
Tenure: Freehold
Tax Band: F
Heating: Oil
Drainage: Mains
EPC: E





DIRECTIONS

From our Chepstow office, proceed up Moor Street, turning right onto the A48. At the High Beech roundabout take the fourth exit, passing Chepstow Racecourse on your right-hand side. Proceed along this road passing The Piercefield Public House on your left, taking the left turn into street just before the village fountain. Proceed along the road and the property is on the right on the corner.



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)	54	73
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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