



DEVAUDEN

Guide price **£400,000**



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KENMARE

Devauden, Chepstow, Monmouthshire NP16 6NN



Sizable 3-bed bungalow
Popular village of Devauden
No upper chain

Kenmare is a bungalow in an area where such properties rarely come to market, so it is sure to be snapped up quickly. It offers a lovely home with all accommodation on a single level, making it both convenient and comfortable.

Situated in the desirable location of Devauden, Kenmare offers easy access to major motorway links, including the M4, M48, and M5, as well as a nearby train station at Severn Tunnel Junction, providing convenient rail connections to Bristol and London. The nearby towns of Caldicot and Chepstow offer a full range of amenities and stores, such as Aldi, M&S, and Tesco, along with excellent public and private secondary schools and mainline railway stations. This area of Monmouthshire is renowned for its access to outdoor pursuits and areas of outstanding natural beauty.

Devauden village boasts amenities including the Hood Memorial Hall, which hosts various events throughout the year, as well as a village shop. Additionally, the nearby village of Shirenewton offers the Tredegar Arms village pub and good primary schooling.



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KEY FEATURES

- 3-bed detached level living bungalow
- No upper chain.
- Front and rear garden
- Parking for vehicles in front.
- Beautifully presented throughout



STEP INSIDE



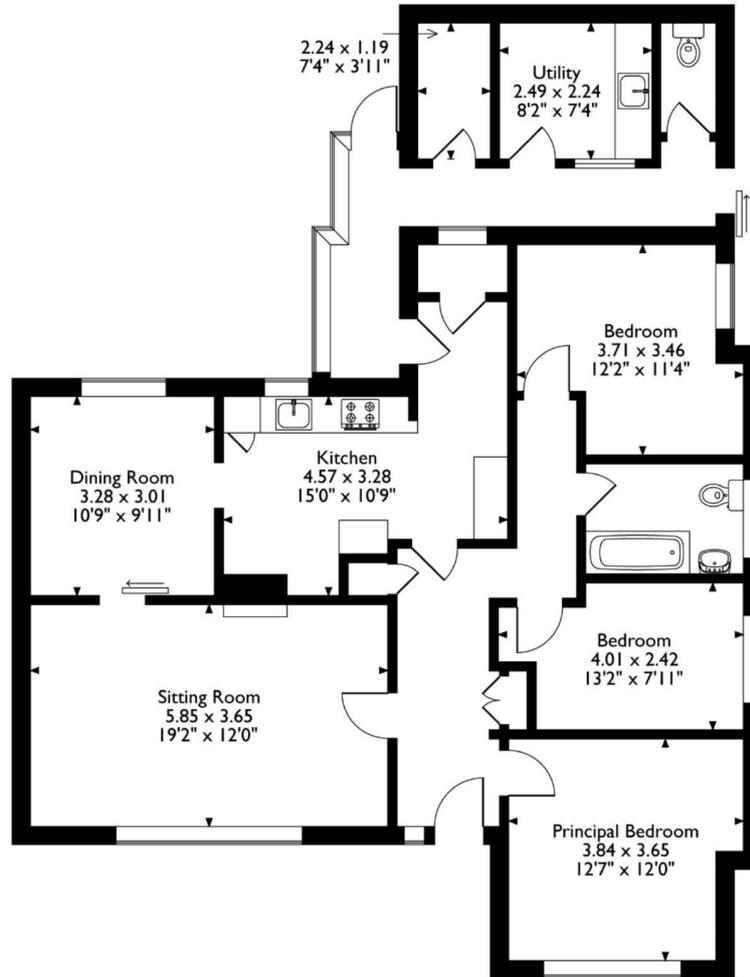
Kenmare is a beautifully presented bungalow that has been loved and cared for throughout.

The property features a modern kitchen located at the rear, with a separate dining room just off the kitchen, creating a practical and inviting space.

The lounge overlooks the front aspect, providing a lovely area to relax.

The home boasts wooden flooring and is decorated in neutral, modern tones that complement the overall style.

Kenmare, Devauden, Chepstow
Approximate Gross Internal Area
126 Sq M / 1356 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 property comprises three bedrooms and a bathroom, along with a utility area situated in the outbuildings at the rear as well as a handy additional WC.

This lovely home is sure to attract interest quickly and is unlikely to be on the market for long.

STEP OUTSIDE



As you drive onto the property's Drive, there is parking for two vehicles and plenty of space for turning. The front garden is mainly laid to lawn, creating a lovely and welcoming approach to the home. The property is situated in the wonderful village of Devauden, offering a peaceful setting with the convenience of being tucked away from the main road.

AGENTS NOTE:

The property has solar panels which we are advised are owned. The property also benefits from an air source heat pump.

INFORMATION

Postcode: NP16 6NN

Tenure: Freehold

Tax Band: F

Heating: Air source heat pumps

Drainage: Mains

EPC: C





DIRECTIONS

Leaving Chepstow on Welsh Street (B4293) enter the Racecourse roundabout and take the second exit onto Itton Road (B4293) signposted Itton, Devauden and Trelleck. Continue on this road for approximately 4.5 miles entering Devauden. At the junction turn left, signposted Llanishen and Monmouth. The property is situated on the right-hand side of the main road opposite the village garage.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
A	(92-100)		
B	(81-91)		
C	(69-80)	71	
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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