



3, THE BELFRY

Sedbury

Chepstow

**e**lston's  
estate agents



# 3, THE BELFRY

Sedbury ♦ Chepstow ♦ NP16 7FD

Delightful 3 bed period character property in a sought after location situated in the grounds of the former listed building of Sedbury park mansion. Private parking with private landscaped garden and patio, beautiful views across open countryside, towards Chepstow Castle. Close to local amenities, shops and doctors. Desirable location off a main road within easy reach of Chepstow and the M48/M4/M5.

Desirable location ♦ Stylish versatile accommodation

3 Bedrooms (2 double) ♦ 1 spacious Bathroom

Period features ♦ Modern fitted Kitchen

Open plan Sitting/Dining Room with feature fireplace

Period features ♦ Mature level, private garden

Allocated private parking for two vehicles

Chepstow 1 miles ♦ Bristol 19 miles

Cardiff 33 miles ♦ Gloucester 29 miles

(All Distances are approximate)

*For further particulars of all of our properties, please visit:*

**elstons.co.uk**







## LOCATION

Sought after location in the grounds of the listed former Sedbury park mansion, with beautiful views across open countryside. Close to local amenities and shops, Doctors and to the major town of Chepstow. Desirable location off a main road within easy reach of the M48/M4/M5

## DESCRIPTION

Entrance hall leading from outside the communal area.

Fully fitted kitchen with country cottage style units and wooden work tops, fitted stainless steel double oven and ceramic hob. There is tiled flooring and a back door opening on to the private garden lawn area and patio.

The spacious Sitting Room has desirable double aspect windows and high ceilings. A feature fireplace with LPG gas fire is surrounded by cast stone feature. Open to Dining area with useful storage cupboard under the stairs off.

The master double bedroom has views overlooking the countryside and private garden.

Bedroom 2 is also a double and has dual aspect windows, with views of the countryside and garden.

There is an Attic space for additional storage.

The bathroom is a good size with a panelled white bathroom suite bath with attachment shower over. It is fully tiled on 3 walls around the bath, pedestal wash hand basin and low level toilet. There is wood flooring.

Currently leading off the master bedroom, Bedroom 3 could be used as Study or additional walk-in-wardrobe/Dressing Room to the master bedroom.

## OUTSIDE

This property has a lovely private garden, laid to lawn with shrubs around the borders within the grounds of the Mansion. There is also a communal garden which is patio with shaped shrubs and trees.

**SERVICES** Mains electricity, water and drainage. Oil CH & water. **SERVICE CHARGE** c. £600 pa.

**FIXTURES AND FITTINGS** Only those items mentioned in these sale particulars are included in the sale. Others, such as fitted carpets, curtains may be made available by negotiation.

**TENURE** Freehold

**LOCAL AUTHORITY** Gloucestershire County Council. Council tax band C

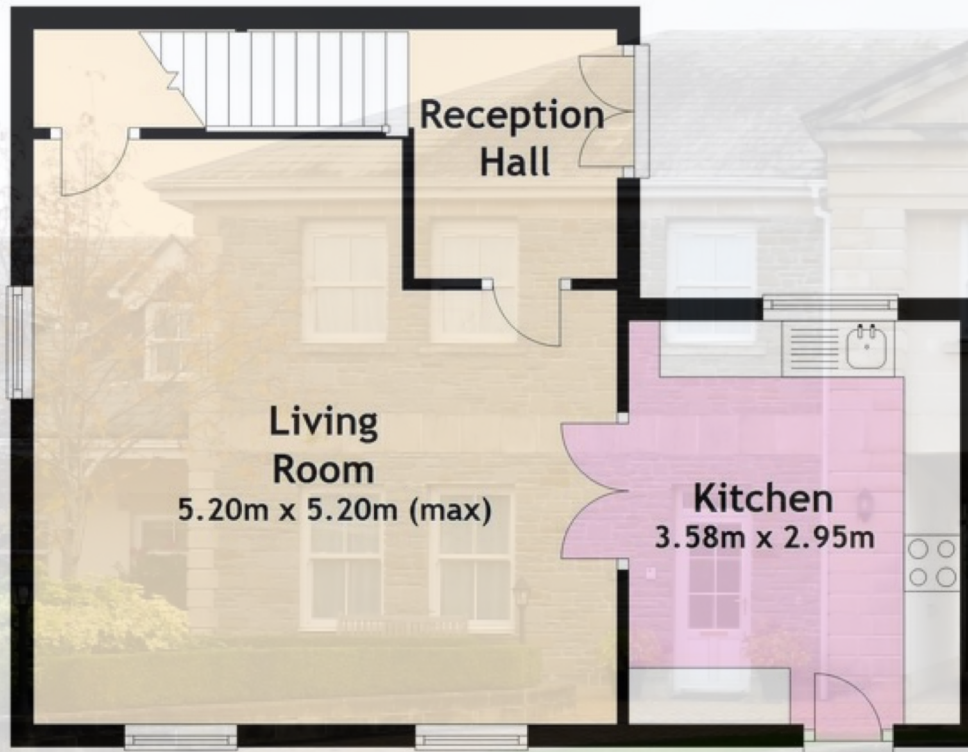
**VIEWINGS** Strictly by appointment with sole agents ELSTONS ESTATE AGENTS

**DIRECTIONS** Postcode NP16 7FD

From Chepstow proceed down the High Street onto the one-way system, taking the first right hand turn. At the junction head straight over towards the traffic lights, turning left for the new Wye Bridge. Proceed over the bridge taking the first right for Sedbury. At the roundabout take the first left hand turn. Proceed along this road passing the shops, down the hill where on the right hand bend take the left hand turn for Sedbury Park.



## Ground Floor



## First Floor



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01291 628100

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Chepstow, Monmouthshire,  
NP16 5EL

### Proclamation

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The photographs show only certain parts of the property as they appeared at the time when they were taken. Floor plans within this brochure are a sketch for illustrative purposes and are intended as a guide only. Areas, measurements and distances given are approximate only. Planning and building regulations or listed building consent: Any reference to alterations, or use of any part of the property does not mean that any of these have been obtained. We have not tested the appliances, central heating or services. Interested applicants are advised to make their own enquiries and safety checks prior to operation, before finalizing their offer to purchase.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
	61	76