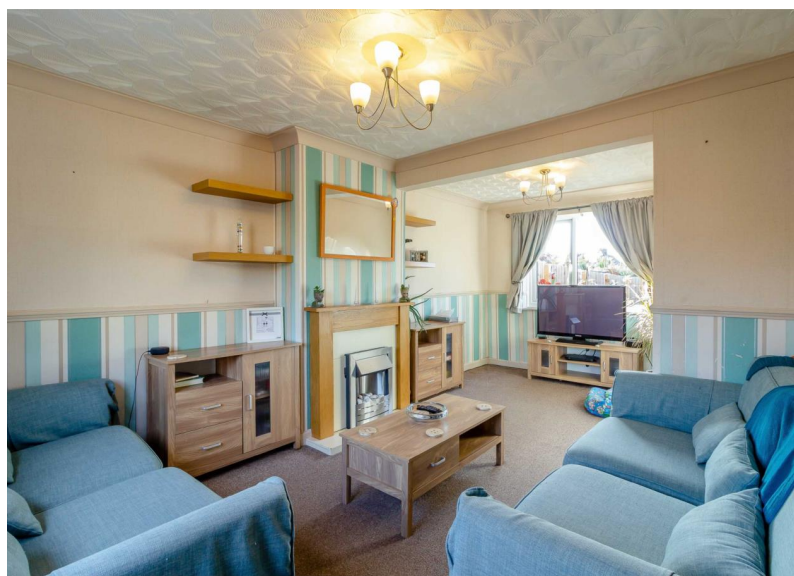
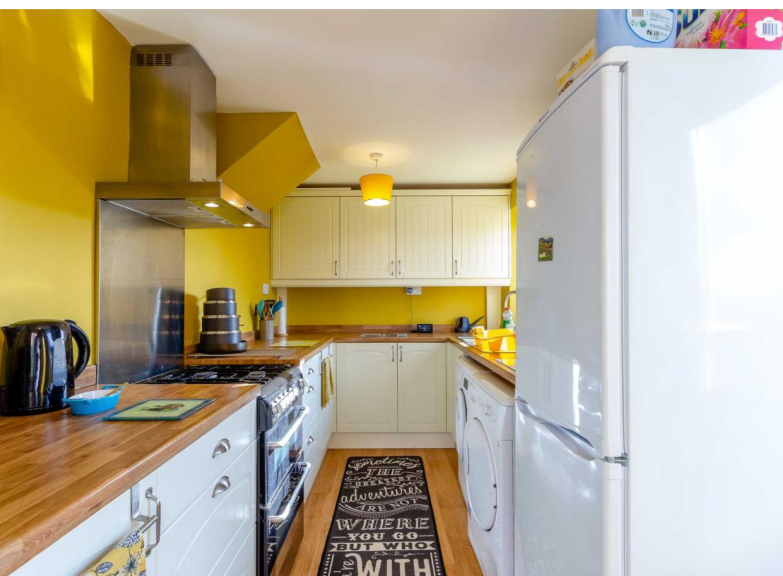




CHEPSTOW

Guide price **£220,000**



3 PEMBROKE ROAD

Chepstow, Monmouthshire NP16 5AF



Semi Detached Three Bedroomed Property
Attractive gardens with large decked area
Easy access to the M48

This deceptively spacious three bedroomed semi-detached property is located in the popular area of Bulwark and within walking distance of the local amenities including local shops and schools. The property is well presented throughout and benefits from parking for two vehicles and privately owned PV panels, providing reduced energy costs.

The M48 is a short distance away for commuting to Bristol, Newport and Cardiff. Chepstow town centre is approximately 1 mile distant with a range of facilities including shops, restaurants, pubs, senior schools, leisure centre, bus and rail links and a short drive takes you onto the renowned Wye Valley, spectacular countryside walks and local forestry commission land all of which provides a wealth of outdoor activity suitable for all interests/pursuits.

The accommodation comprises entrance hall, living room, dining room, kitchen, three bedrooms and family bathroom. There is a good sized attractive landscaped rear garden.



Guide price
£220,000



KEY FEATURES

- Semi Detached Property
- Three Generous Bedrooms
- Attractive gardens with large decked area
- Parking for Two Vehicles
- Within walking distance of local amenities
- Easy access to the M48



STEP INSIDE



ENTRANCE HALL

Stairs to the first floor and doors to dining room and living room.

LIVING ROOM

5.47m x 3.19m (17'11" x 10'6")

UPVC Windows to the front and rear enjoying views over the garden.

DINING ROOM

3.19m x 3.17m (10'6" x 10'5")

UPVC Window to the front. Door leading to:-

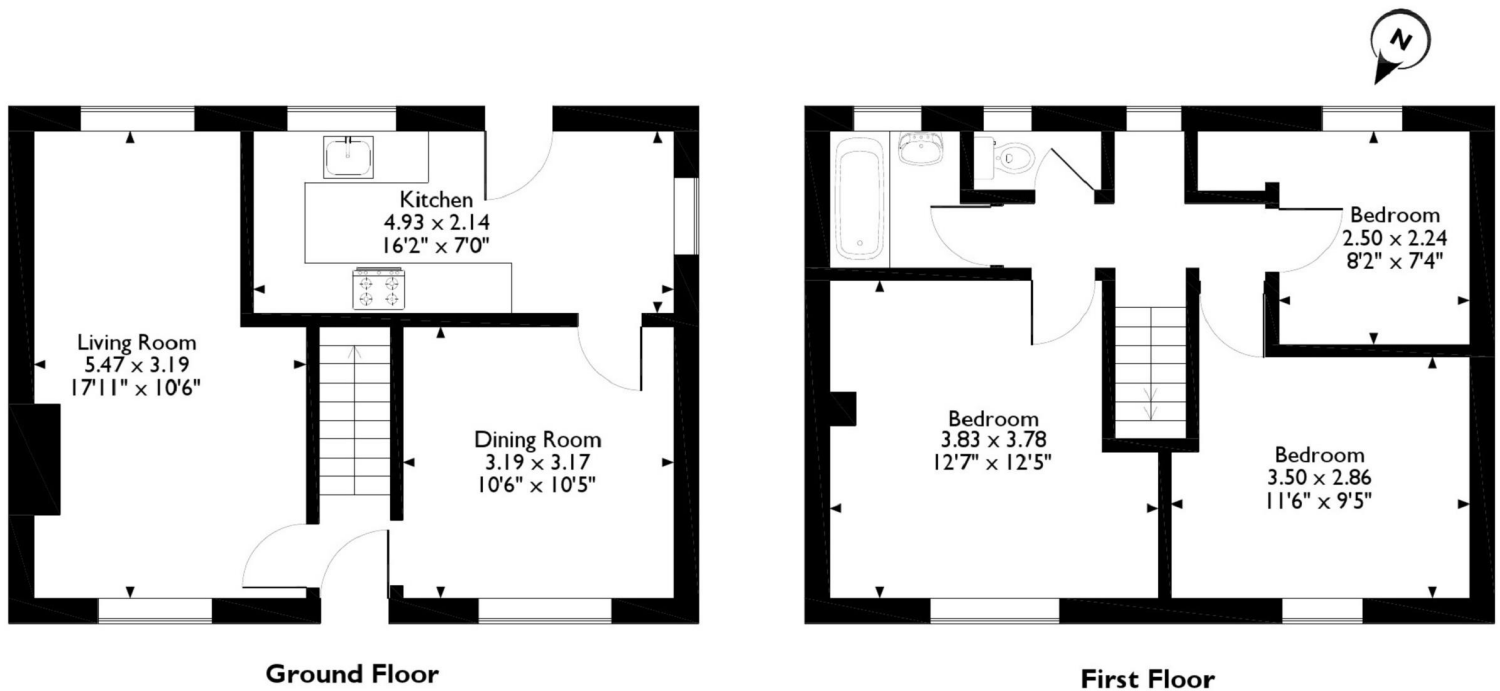
KITCHEN

4.93m x 2.14m (16'2" x 7'0")

A modern range of wall and base units with work surfaces over. Stainless steel sink unit with mixer tap. Free standing gas cooker. Plumbing for washing machine. Space for fridge freezer and tumbler dryer. Cupboard housing combination boiler. Windows to side and rear with views over the garden. Door leading to rear.

Stairs to FIRST FLOOR and LANDING

Window to the rear.



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.

BEDROOM ONE

3.83m × 3.78m (12'7" × 12'5")

UPVC Window to the front elevation.

BEDROOM TWO

3.50m × 2.86m (11'6" × 9'5")

UPVC Window to the front elevation. Loft hatch.

BEDROOM THREE

2.50m × 2.24m (8'2" × 7'4")

UPVC Window to the side elevation. Built-in wardrobe.

FAMILY BATHROOM

A modern two piece white suite comprising a P-Shaped bath with shower over, pedestal wash hand basin. Partially tiled walls. Obscured UPVC window to the rear.

SEPARATE TOILET

Low level wc. Obscured UPVC window to the rear.

STEP OUTSIDE



The front of the property affords driveway parking and a separate hardstanding providing parking for two vehicles.

A useful side access leads to the rear of the property where an attractive rear garden awaits comprising a level lawned area with a path leading up to a spacious decked area, ideal for entertaining friends and family. The garden is enclosed with fenced borders and affords a wooden store shed, external power, flower beds and a vegetable garden.

INFORMATION

Postcode: NPI 6 5AF
Tenure: Freehold
Tax Band: C
Heating: Gas
Drainage: Mains
EPC: B





DIRECTIONS

From our Chepstow office proceed up the High Street, through the town arch heading up Moor Street, turning right onto the A48. Take the first left signposted Bulwark. Proceed into Bulwark, passing the shops. At the first roundabout take the third exit and the property is a short way along on the left hand side.



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--------------------------|-----------|--|-----------|
| Current | Potential | Current | Potential |
| 91 | 94 | 88 | 92 |

Energy Efficiency Rating
 Very energy efficient - lower running costs
 (91-100) **A**
 (81-91) **B**
 (69-80) **C**
 (55-68) **D**
 (39-54) **E**
 (21-38) **F**
 (1-20) **G**
 Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating
 Very environmentally friendly - lower CO₂ emissions
 (92-100) **A**
 (81-91) **B**
 (69-80) **C**
 (55-68) **D**
 (39-54) **E**
 (21-38) **F**
 (1-20) **G**
 Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

30 High Street, Chepstow, NP16 5LJ
 01291 62 62 62
 chepstow@archerandco.com
 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.