



CHEPSTOW

Guide price **£360,000**



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16 BEAUFORT PLACE

Monmouthshire NP16 5PE



Immaculate three storey townhouse
Versatile living spaces with converted garage
Great commuting location

The town of Chepstow, located in the picturesque county of Monmouthshire is perched on the banks of the River Wye and offers a mesmerising setting that entices residents and visitors alike. One of the town's crown jewels is its iconic castle, a testament to its historical significance. But Chepstow isn't just about its historic landmarks. The town boasts a bustling town center adorned with independent shops, boutiques, cafes, and restaurants, each one offering a unique experience.

Meandering through its narrow streets, you'll uncover hidden gems, a treasure trove of bookstores, contemporary art galleries, and more, showcasing the town's thriving arts and culture scene. Nature lovers will find solace in Chepstow's breathtaking landscapes.

The Wye Valley Area of Outstanding Natural Beauty stretches along the river, offering endless opportunities for scenic walks, hiking trails, and wildlife spotting.

And if you're yearning for even more adventure, the nearby Forest of Dean beckons, with its ancient woodlands, cycling routes, and a myriad of outdoor activities. Transport links via the M48 and M4 motorway network make Chepstow a popular location for commuters to Bristol, London, Cheltenham and Cardiff.

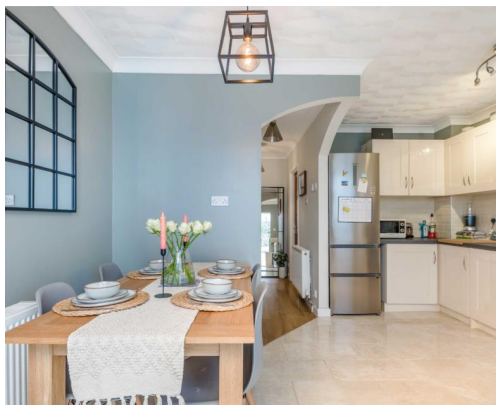


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KEY FEATURES

- Stunning open-plan kitchen/dining, charming conservatory, cozy lounge
- Well-appointed bedrooms
- Modern shower room, convenient WC/cloakroom
- Private driveway and allocated parking space
- Delightful garden with spacious patio for outdoor entertaining.
- Vibrant town centre location & nature surroundings



STEP INSIDE



As you enter the ground floor, you'll be greeted by an inviting entrance hall, setting the tone for what lies ahead. Just off the entrance hall, a part of the original garage has been ingeniously transformed into a practical storeroom, accessible through a manual up and over door, conveniently leading to the front driveway. Adjacent to the storeroom, you'll discover a thoughtfully designed utility/boot room, complete with fitted units, a sink with a drainer, and ample space for a washing machine.

This area also doubles as a dedicated coat and boot storage space, ensuring a clutter-free home. A handy WC/cloakroom is conveniently located nearby, adding a touch of convenience to your daily routines.

Continuing through this exceptional property, you'll encounter a generously sized room that holds the key to unlocking the full potential of this townhouse. This adaptable space offers the possibility of being converted into a fourth bedroom, pending the necessary permissions.

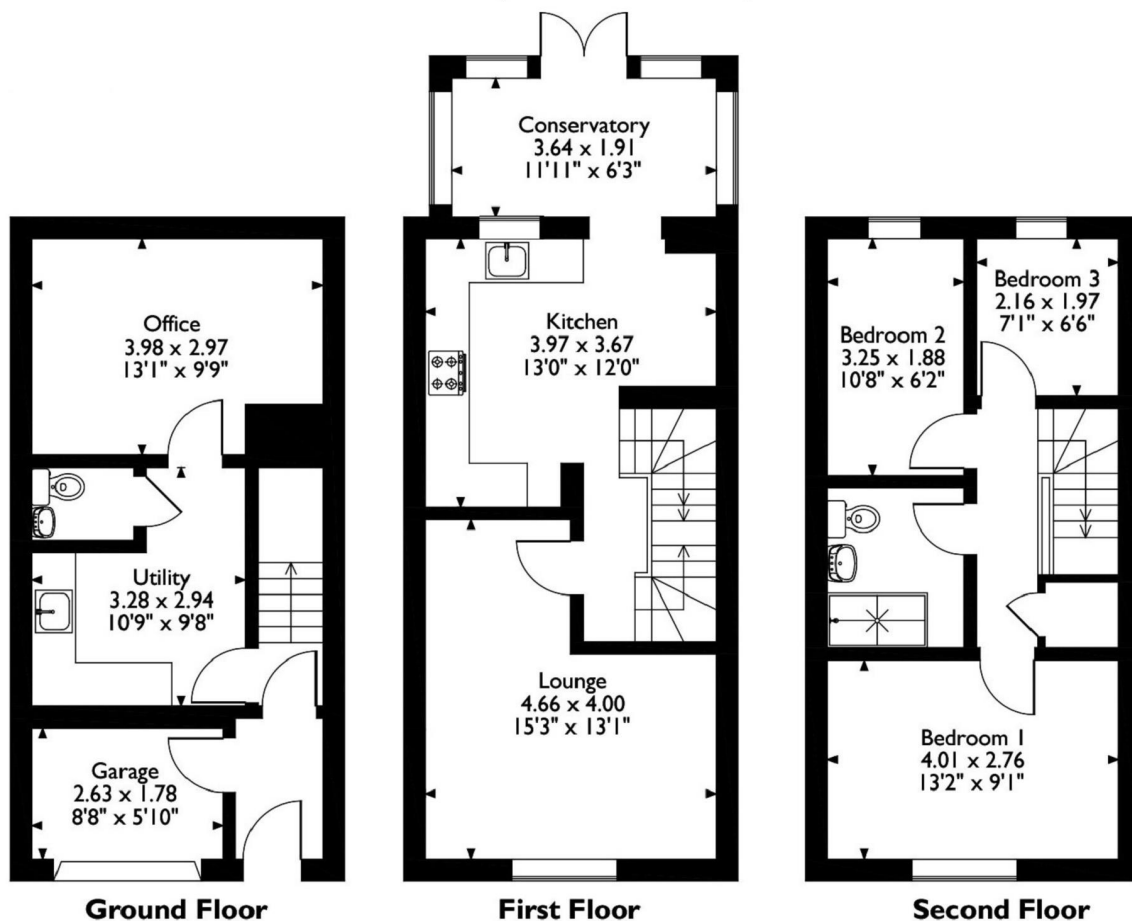
The flexibility of the property provides ideal for multi-generational living or even as additional reception, office or living accommodation to suit your individual needs. Currently, this room serves as a guest room and study, showcasing its adaptability and versatility.

Ascending to the first floor, you'll be greeted by a landing that leads you to two distinct living spaces. First, prepare to be wowed by the stunning open-plan kitchen/dining room.

This space is a harmonious blend of style and functionality, featuring a range of fitted units adorned with a laminate worktop and complemented by a tasteful tiled splashback.

The well-appointed kitchen offers an inset sink with a drainer, an integrated electric oven/grill, a four-ring hob, and an extractor hood above, catering to all your culinary needs.

Approximate Gross Internal Area 110 Sq M/1184 Sq Ft



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 dining area merges with the kitchen, creating an inviting atmosphere for family meals or entertaining guests.

As you bask in the warmth of natural light pouring in, you'll enjoy an open view into the conservatory, a charming space that beckons you to unwind.

Through the French doors of the conservatory, the rear garden reveals itself, inviting you to indulge in outdoor living and create lasting memories with cherished guests and loved ones.

The stylish tiled flooring in both the kitchen and conservatory adds an extra touch of sophistication.

Adjacent to the kitchen/dining area, positioned at the front of the first floor, lies a cozy L-shape lounge that exudes comfort and relaxation. Here, you can luxuriate in panoramic views of Chepstow town, immersing yourself in the breath-taking vistas that surround you.

This well-appointed reception room is the perfect retreat to unwind after a long day, allowing you to truly savour the beauty of your surroundings.

Venturing up to the second floor, you'll discover a well-designed arrangement of three bedrooms. Among them, the generously proportioned principal bedroom awaits, offering ample space for ultimate relaxation and rejuvenation. Once again, the front-facing views will leave you in awe, ensuring a captivating start and end to each day.

The second floor also houses a modern shower room, carefully designed to cater to your needs. This stylishly appointed space features a tasteful suite, including a W/C, a wash hand basin set into a vanity unit, and a convenient shower cubicle equipped with a mains-fed shower unit.

STEP OUTSIDE



At the front of the property, you'll find a private driveway providing convenient off-street parking for one vehicle, ensuring easy access for residents. And just across the road, an additional allocated parking space awaits, offering flexibility for you and your guests.

The rear garden of this remarkable property is a private sanctuary, combining tranquillity with low-maintenance convenience. Step onto the charming patio area, where you can relish in the joys of outdoor dining and entertaining. From here, steps lead up to another area of the garden, a blank canvas for you to unleash your creativity and transform it into your dream outdoor space. Surrounded by timber fencing, this haven of privacy and security is yours to enjoy.

INFORMATION

Postcode: NP16 5PE

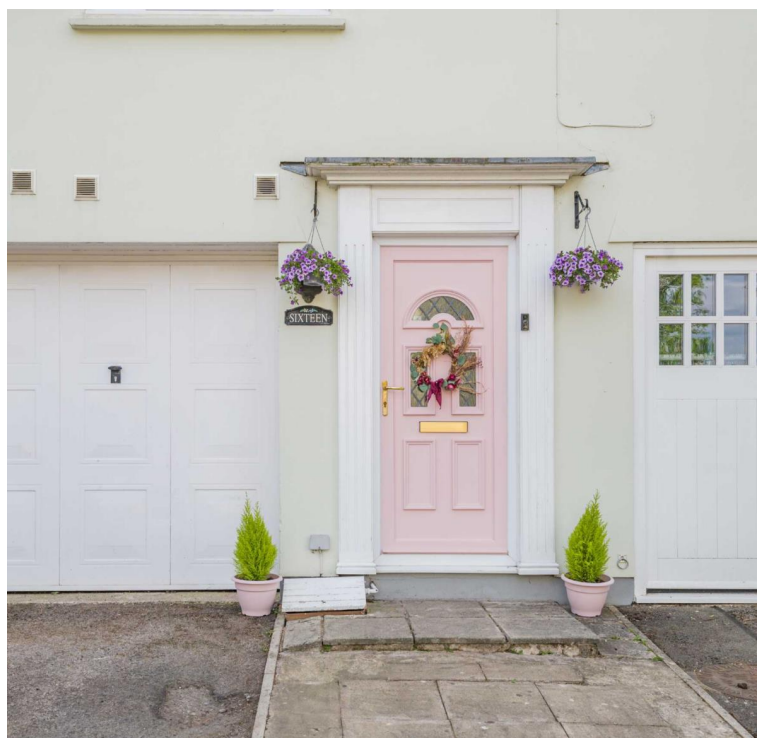
Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

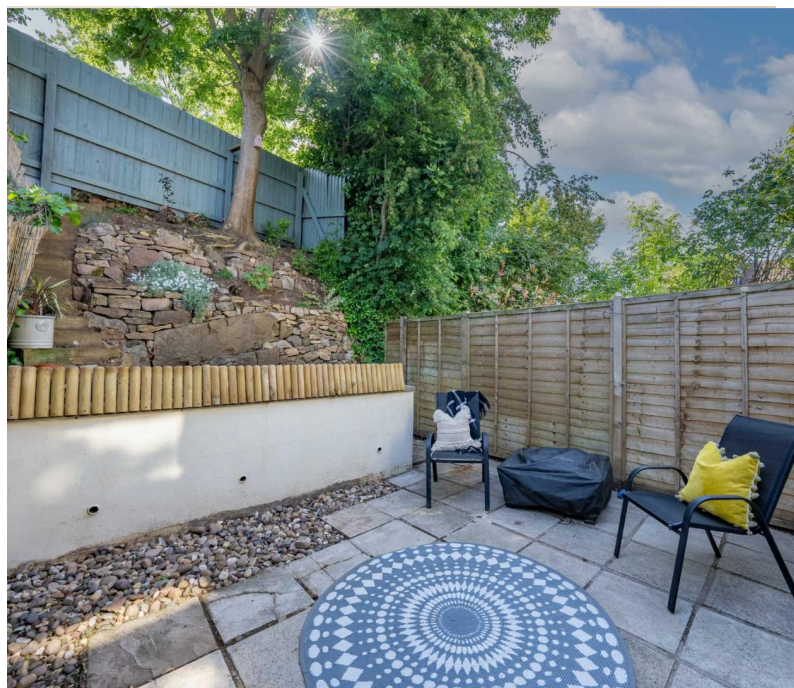
EPC: D





DIRECTIONS

From our office, proceed along Chepstow High Street and join the one way system. Take the first right and, at the junction (opposite St Mary's Church) continue straight over. At the traffic lights turn right and then left, towards Tesco. Pass the turning into Tesco on your left and take the next turning on your right and then first left. Proceed up the hill taking the first turning left into Beaufort Place and the property can be located on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		83
B (81-91)		
C (69-80)		
D (55-68)	61	
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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