

Town & Country
— COLLECTION —

m2
estate agents

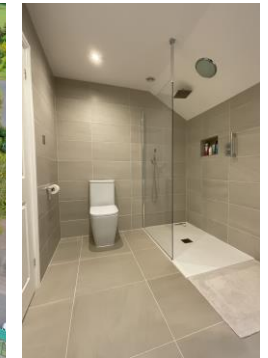


The Bryn

Llanvair Discoed, Chepstow NP16 6LX

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Extended over time this superb and immaculately presented family home has a spacious and well-proportioned interior and is set on a superb sized plot offering views across the surrounding countryside. Bristol Channel and the Seven Bridge are visible from the first floor.

Llanvair Discoed is a peaceful semi-rural village, just 6 miles from the town of Chepstow. Accessed via the A48 Llanvair Discoed is exceptionally well positioned for easy access to the M4, Bristol & Cardiff.



Ground Floor

A paved drive leads to a double integral garage, level front lawns and the main entrance.

The spacious entrance hall features a turning staircase to a galleried landing and provides access to the lounge, kitchen and cloakroom. The downstairs cloakroom has a half-inset sink in a vanity storage unit, close couple w/c and heated towel rail, understairs storage cupboard.

Dual aspect the formal lounge has a central fireplace with limestone surround and hearth with electric fire. French doors with side screens open onto the garden.

Accessed from the lounge the large family room opens onto the garden through French doors with side screens.

Triple aspect the superb kitchen/breakfast room is fully fitted with an extensive range of gloss wall and base units around a central island. Integral appliances include larder fridge and freezer, two eye level ovens, microwave, hob, chimney extractor, and dishwasher. The island features drawer and cupboard storage with the Granite top extending to a breakfast bar and worksurfaces. The dining area has French doors and a further door opening to the garden.

The utility room has a continuation of the wall and base units with a inset sink in a granite top. There is space and plumbing for a washing machine and tumble dryer.



First Floor & Outside

Upstairs the galleried landing has an airing cupboard and leads to 5 double bedrooms and the family shower room.

The master suite boasts a lounge area as well as two dressing rooms and an ensuite. An archway with double width airing cupboard to side leads through to the dressing rooms behind mirrored sliding doors and ensuite.

Fully tiled the ensuite features a corner panel enclosed bath, walk in double shower with rainfall shower, low level w/c, vanity unit sink and heated towel rail.

Bedroom 2 with part sloped ceilings features built in wardrobes and an ensuite shower room.

Ensuite 2 is fully tiled with quadrant shower cubicle, close coupled w/c and sink in a vanity unit, heated towel rail.

Bedroom 3 also features a fully tiled ensuite shower room with large shower cubicle, close coupled w/c and sink in a vanity storage unit, electric towel rail.

Both bedrooms 4 and 5 utilise the family shower room. Bedroom 5 is currently arranged as a study.

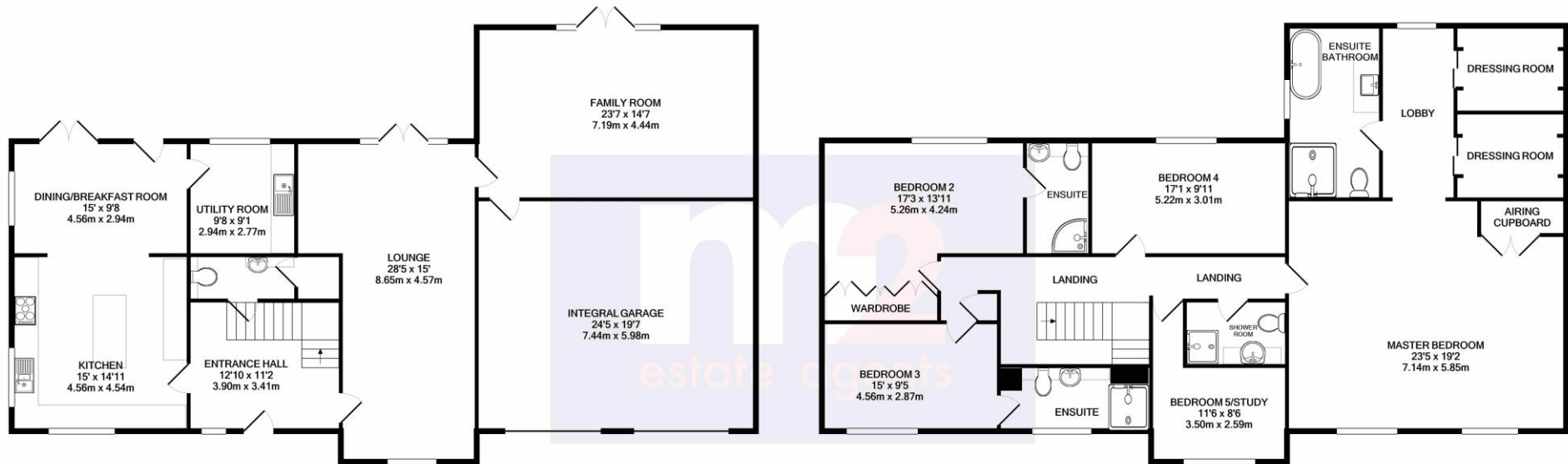
Family shower room is fully tiled with shower, vanity sink unit, w/c and mirrored storage.

Outside the gardens encircle the house with a wraparound patio, extensive level lawns with mature tree, hedgerow and shrub borders.

Council Tax: H

Services: Mains electric & water, private drainage, oil heating.





GROUND FLOOR
APPROX. FLOOR
AREA 1801 SQ.FT.
(167.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 1798 SQ.FT.
(167.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 3599 SQ.FT. (334.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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homes of distinction

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