



DIRECTIONS

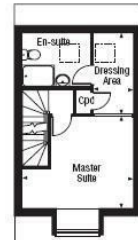
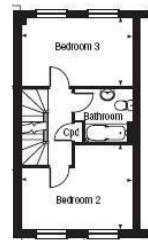
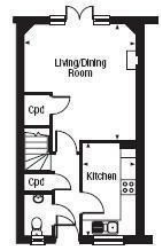
From Chepstow proceed up the High Street, through the town arch heading up Moor Street, turning right onto the A48. At the roundabout take the fourth exit towards Chepstow Community Hospital, passing through the traffic lights, down the hill taking the left turn into Romana Grange. Drive through Romana Grange passing the play area on your right hand side. Continue down the hill taking the first right turn into Bayfield Wood Close, were following the numbering you will find the property on your right hand side.

SERVICES

All mains services are connected, to include mains gas central heating.
Council Tax Band E

TENURE - FREEHOLD

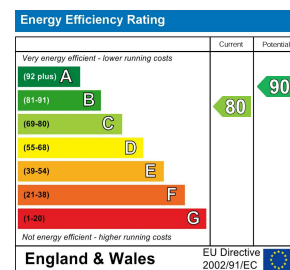
You are recommended to have this verified by your legal advisors at your earliest convenience.



Ground Floor	mm	ft in
Kitchen	3665 x 2370	12'0" x 7'9"
Living/Dining Room	4760 x 4500	15'7" x 14'9"

First Floor	mm	ft in
Bedroom 2	4500 x 3390	14'9" x 11'1"
Bedroom 3	4500 x 2700	14'9" x 8'10"

Second Floor	mm	ft in
Master Suite	4500 x 3076	14'9" x 10'10"
Dressing Area	2990 x 1516	9'10" x 4'11"



* Maximum dimensions. Computer generated illustration of The Garcombe. Please refer to sales executive for elevations, treatments, materials, window positions and sizes, and landscaping plans which are subject to change at any time. Kitchen and bathroom layouts are indicative only. --- denotes reduced ceiling height.



**29 BAYFIELD WOOD CLOSE, CHEPSTOW,
MONMOUTHSHIRE, NP16 6FB**



£299,950

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DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

OFFERS
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.

Moon & Co, their clients and any joint agents give notice that:
1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.
2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.

Moon and Co are delighted to offer to the market 29 Bayfield Wood Close, an attractive three storey town house in a sought after location offering spacious well appointed accommodation. To the ground floor is a good sized reception room, well appointed kitchen and WC. To the first floor there are two double bedrooms plus family bathroom. To the second floor is the principal bedroom with dressing room and en-suite. The garden to the rear of the property is a pleasant enclosed garden with nearby parking and garage.

Being situated in Chepstow a range of local facilities are close at hand to include primary and secondary schools, doctors and dentist surgeries as well as an array of pubs, restaurants and shops. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Newport, Cardiff and Bristol all within commuting distance.

GROUND FLOOR

ENTRANCE HALL

With door to front elevation. Storage cupboard and stairs to first floor.

GROUND FLOOR WC

Comprising a pedestal wash hand basin with chrome mixer tap and low level WC. Half tiled walls. Frosted uPVC double glazed window to front elevation.

KITCHEN

3.6m x 2.3m (11'9" x 7'6")

Appointed with a matching range of base and eye level storage cupboards with ample work surfacing over. Inset four ring gas hob and oven with stainless steel extractor over and stainless steel splashback. One bowl and drainer stainless steel sink unit with chrome mixer tap. Space for washing machine and fridge/freezer. uPVC double glazed window to front elevation.

LIVING ROOM

4.4m x 4.7m (14'5" x 15'5")

With uPVC double glazed French doors leading to the rear garden. Under stairs storage cupboard.

FIRST FLOOR STAIRS AND LANDING

With storage cupboard

BEDROOM 2

4.4m x 3.5m (14'5" x 11'5")

With two uPVC double glazed windows to front elevation.

BEDROOM 3

4.4m x 2.6m (14'5" x 8'6")

With two uPVC double glazed windows to rear.

BATHROOM

Comprising a three piece suite to include low level WC, pedestal wash hand basin with chrome taps and panelled bath with chrome taps and shower attachment with glass screen shower door. Part tiled walls.

SECOND FLOOR STAIRS AND LANDING

BEDROOM 1

4.4m x 3.9m (14'5" x 12'9")

With uPVC double glazed window to front elevation with countryside views. Door leading to :-

DRESSING AREA

2.9m x 1.4m (9'6" x 4'7")

With Velux roof light to rear elevation.

EN-SUITE

Comprising a three piece suite to include corner shower unit with chrome mains fed shower over, low level WC and pedestal wash hand basin with chrome mixer tap. Velux roof light to rear elevation.

OUTSIDE

GARDENS

The property has a lawned area, patio area and stoned borders.

GARAGE

The property benefits from a garage with up and over door, which is situated in a separate coach house building.

SERVICES

All mains services are connected, to include mains gas central heating.

