



DIRECTIONS

From our Chepstow office proceed along the Chepstow to Usk Road, bearing left into the village of Shirenewton. As you come up into the village you will see Clearview on your left hand side, with 20 Clearview being situated to the right of the cul-de-sac.

SERVICES

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

TENURE - FREEHOLD

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



20 CLEARVIEW, SHIRENEWTON, CHEPSTOW, MONMOUTHSHIRE, NP16 6AX

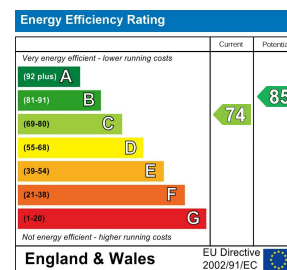
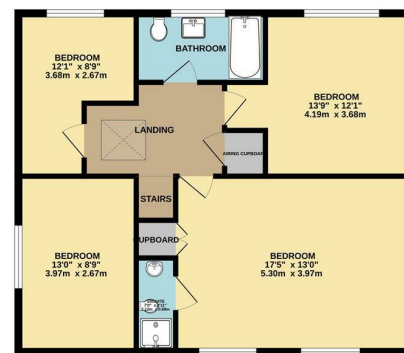
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£500,000

Sales: 01291 629292
E: sales@thinkmoon.co.uk

GROUND FLOOR
763 sq.ft. (72.7 sq.m.) approx.

1ST FLOOR
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA: 1513 sq.ft. (140.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan 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.
Made with floorplan 10002

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.

20 Clearview comprises of a detached family house dating from the late 1960's and having undergone extensive renovation and extensions to create the spacious and well-presented accommodation now offered. Clearview is in a pleasant and sought after cul-de-sac within this popular village, the village itself benefiting from good local amenities to include very well-respected local school. Shirenewton is approximately 4 miles from the town of Chepstow with its attendant range of facilities and close to the M48 motorway bringing commuting within easy reach.

GROUND FLOOR

ENTRANCE PORCH

With door to front elevation.

ENTRANCE HALL

With courtesy door to garage. Wooden flooring. Stairs to first floor.

CLOAKROOM/WC

Appointed with a two-piece suite to include low level WC and wash hand basin.

LIVING ROOM

4.04m x 3.66m (13'3" x 12')

A bright and airy reception room with large window to front elevation with attractive aspect.

KITCHEN/FAMILY DINING ROOM

8.97m x 3.73m (29'5" x 12'3")

The kitchen area being well appointed with a contemporary range of base and eye level storage with double sink unit. Extractor hood. Space for washing machine, cooker and dishwasher. Windows to rear elevation. Useful dining area and attractive family room with French doors to rear garden. Wooden flooring throughout.

FIRST FLOOR STAIRS AND LANDING

BEDROOM 1

4.72m x 3.86m (15'6" x 12'8")

A lovely main bedroom with two windows to front elevation. Access to :-

EN-SUITE SHOWER ROOM

Appointed with a contemporary suite comprising vanity wash basin, low level WC and walk in shower. Part tiled walls.

BEDROOM 2

3.66m x 2.92m (12' x 9'7")

A double bedroom with window to rear garden.

BEDROOM 3

4.14m x 2.34m (13'7" x 7'8")

A double bedroom with window to side elevation.

BEDROOM 4

3.30m x 2.59m maximum (10'10" x 8'6" maximum)

A single bedroom with window to rear.

BATHROOM

Updated with an attractive, modern suite to include bath with shower over and side screen, vanity wash basin and low level WC. Fully tiled walls and flooring. Heated towel rail. Window to rear.

OUTSIDE

GARAGE

Integral single garage with up and over door, power and light, being approached via driveway offering parking for several vehicles.

GARDENS

20 Clearview stands in attractive, mature gardens. To the front, a good sized lawned garden with flower borders and shrubs. To the rear, again a good sized garden with sun terrace, otherwise laid to lawn

SERVICES

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

