



### DIRECTIONS

From our Chepstow office proceed up the High Street turning right onto Welsh Street. Continue along this road without deviation where at the roundabout take the third exit toward St. Arvans. Proceed past Chepstow Racecourse taking the left hand turn upon entering the village onto Devauden Road where you will find the property on the left hand side.

### SERVICES

LPG gas central heating. Mains drainage, water and electricity.

Council Tax Band F

### TENURE - FREEHOLD

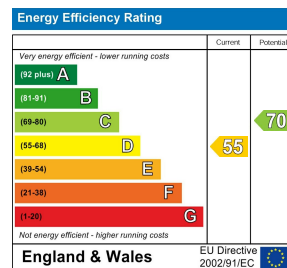
You are recommended to have this verified by your legal advisors at your earliest convenience.



GROUND FLOOR  
1431 sq ft. (133.0 sq.m.) approx.



TOTAL FLOOR AREA: 1431 sq ft. (133.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, levels and any other data are approximate and are not intended to be used for any legal purpose. The actual, current and applicable laws have not been used in the preparation of this plan. The plan is for guidance only and is not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.



**FAIRBOURNE, DEVAUDEN ROAD, ST. ARVANS,  
CHEPSTOW, MONMOUTHSHIRE, NP16 6EY**

**3** **2** **2** **D**

**£495,000**

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

**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.

Fairbourne comprises a 1930's bay fronted bungalow located in a pleasant position within the sought-after village of St. Arvans and close to the popular town of Chepstow. The property has undergone a recent and thorough renovation to include new kitchen, bathroom, redecoration and carpeting. Detached bungalows in a pleasant village location such as this are rarely available and viewing is highly recommended.

Being situated in St. Arvans a range of facilities are close at hand to include the local Piercefield pub and children's nursery, as well as being a short distance from Chepstow Racecourse and Chepstow town itself, offering a further range of facilities to include primary and secondary schools, doctor and dental surgeries, shops, pubs and restaurants. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within commuting distance.

#### **ENTRANCE HALL**

Door to side elevation. Attractive period terrazzo flooring.

#### **LIVING ROOM**

**5.44m x 3.66m (17'10" x 12')**

A bright reception room with two windows to side elevation. Fireplace surround with contemporary electric fire.

#### **KITCHEN/FAMILY DINING ROOM**

**7.32m x 4.27m maximum (24' x 14' maximum)**

A stylish and spacious kitchen/family dining room with lots of light from the dual aspect windows, as well as patio doors and door to rear garden. The kitchen is well appointed with an extensive range of new base and eye level storage units with ample work surfacing over. Inset one and a half bowl sink and drainer unit. Fitted appliances include fridge, freezer, dishwasher, induction hob with extractor hood over and oven. Space for washing machine.

#### **BATHROOM**

Appointed with a new four-piece suite to include step-in shower, panelled bath, low level WC and pedestal wash hand basin. Part-tiled walls. Frosted window to side elevation.

#### **BEDROOM 1**

**4.42m x 3.58m maximum (14'6" x 11'9" maximum)**

A double bedroom with window to side elevation. Access to :-

#### **EN-SUITE SHOWER ROOM**

A new shower room appointed with a three-piece suite to include step-in shower, low level WC and wash hand basin. Frosted window to side elevation.

#### **BEDROOM 2**

**3.61m x 3.48m (11'10" x 11'5")**

A double bedroom with bay window to front elevation and window to side. Period fireplace.

#### **BEDROOM 3**

**3.58m x 3.00m (11'9" x 9'10")**

A double bedroom with window to front elevation.

#### **OUTSIDE**

##### **GARDENS**

To the front with driveway and mature flower borders. To the rear a pleasant lawned garden with a sunny aspect, complete with mature borders.

##### **GARAGE**

A large detached garage with up and over door, power and light.

##### **SERVICES**

LPG gas central heating. Mains drainage, water and electricity.

