



DIRECTIONS

From our Chepstow office proceed up the High Street, turning right at the town arch onto Welsh Street, proceed along Welsh Street taking the left onto Kingsmark Lane, proceed to the end of the road turning left and then immediately right onto the Romana Grange Estate. Proceed along this road taking the first left into Castle Wood, following the numbering you will find the property at the top of the cul-de-sac.

SERVICES

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

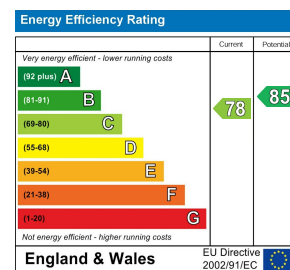
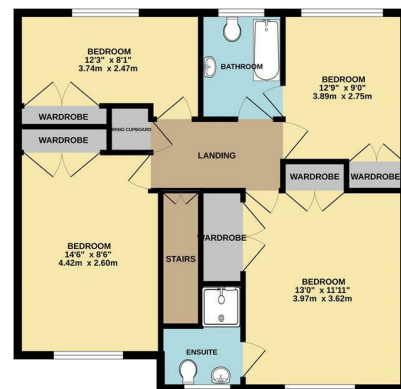
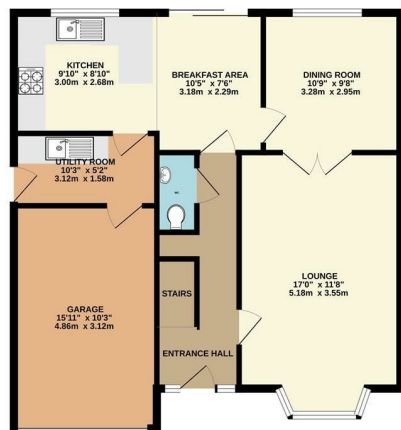
TENURE - FREEHOLD

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



GROUND FLOOR
785 sq.ft. (72.9 sq.m.) approx.

1ST FLOOR
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA: 1505 sq.ft. (139.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained herein, 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 is given as to their operability or efficiency can be given.
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**25 CASTLE WOOD, CHEPSTOW,
MONMOUTHSHIRE, NP16 5TZ**



£510,000

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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 & Co. are delighted to offer to the market 25 Castle Wood, situated at the top of a quiet cul-de-sac on the edge of this popular residential location, with far reaching views. The property briefly comprises a detached family home benefiting from four bedrooms, one with en-suite facilities and one with Jack & Jill to family bathroom. The ground floor offers a sitting room, dining room, kitchen/breakfast room, utility room and WC. Outside the property is approached via a private driveway leading to the single garage. The south-facing rear private gardens are predominantly laid to lawn with a patio area for entertaining.

Being situated in Chepstow a range of facilities are close at hand to include primary and secondary schools, shops, pubs, and restaurants, as well as doctor and dental surgeries. 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

Half glazed door with full length glazed windows to either side. Wood effect flooring. Stairs to first floor.

GROUND FLOOR WC

Appointed with a two-piece suite to include low level WC and wall mounted wash hand basin with chrome mixer tap. Part-tiled walls. Wood effect flooring.

SITTING ROOM

5.18m x 3.55m (16'11" x 11'7")

Bay window to front elevation with stunning views. Feature fireplace with inset gas fire. Wood effect flooring. Double doors leading to :-

DINING ROOM

3.28m x 2.95m (10'9" x 9'8")

Window to rear elevation. Wood effect flooring. Door to :-

KITCHEN/BREAKFAST AREA

3.18m x 5.97m maximum (10'5" x 19'7" maximum)

Appointed with a range of base and eye level storage units with wood effect worktops over and inset one and a half bowl and drainer stainless steel sink unit with chrome mixer tap. Tiled splashbacks. Fitted appliances include four ring gas hob with extractor over and double oven below. Space for dishwasher and fridge/freezer. Ceramic tiled flooring. Spacious pantry cupboard. Window and sliding door to rear elevation. Door to :-

UTILITY ROOM

3.12m x 1.58m (10'2" x 5'2")

With under counter storage cupboard with wood effect worktop over and inset one bowl and drainer stainless steel sink unit with chrome mixer tap. Space for washing machine and tumble dryer. Tiled splashbacks and ceramic tiled flooring. Half glazed door leading to side elevation. Door to :-

INTEGRAL GARAGE

4.86m x 3.12m (15'11" x 10'2")

A single car garage with power and lighting.

FIRST FLOOR STAIRS AND LANDING

Loft access point with loft ladder, loft is partially boarded. Airing cupboard housing Worcester combi boiler.

BEDROOM 1

3.97m x 3.62m (13'0" x 11'10")

A spacious double bedroom with two built-in wardrobes. Two windows to front elevation with far reaching views. Door to :-

EN-SUITE SHOWER ROOM

Appointed with a three-piece suite to include single shower cubicle with glass shower door and chrome shower attachments, low level WC and pedestal wash hand basin with chrome mixer tap. Part-tiled walls. Frosted window to front elevation.

BEDROOM 2

4.42m x 2.60m (14'6" x 8'6")

A double bedroom with built-in wardrobe. Window to front elevation.

BEDROOM 3

3.89m x 2.75m (12'9" x 9'0")

A double bedroom with built-in wardrobe. Window to rear elevation. Door to :-

JACK AND JILL BATHROOM

Appointed with a three-piece suite to include panelled bath with glass shower screen, chrome mixer tap and shower over, low level WC and pedestal wash hand basin with chrome taps. Part-tiled walls. Frosted window to rear elevation.

BEDROOM 4

3.74m x 2.47m (12'3" x 8'1")

A double bedroom with built-in wardrobe. Window to rear elevation.

GARDENS

To the front of the property is lawned area and a private driveway leading to the garage with parking for several vehicles. To the rear of the property is a private, level lawned garden with patio area and borders with mature shrubs. Wooden garden shed.

SERVICES

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

