



DIRECTIONS

From Chepstow town centre, proceed up the High Street, through the town arch, turning right onto Welsh Street. Continue up Welsh Street turning left onto St. Kingsmark Avenue where, following the numbering, you will find this property on the right hand side.

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.



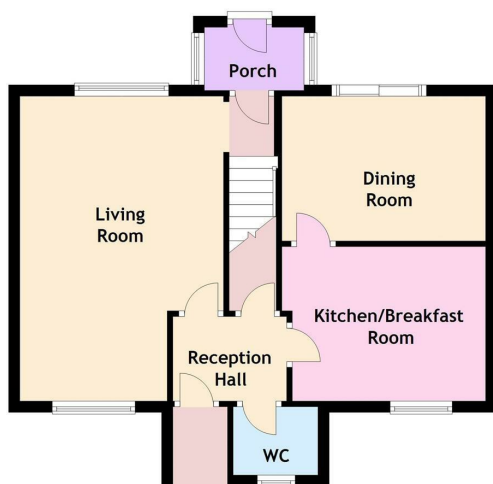
116 ST. KINGSMARK AVENUE, CHEPSTOW, MONMOUTHSHIRE, NP16 5SN

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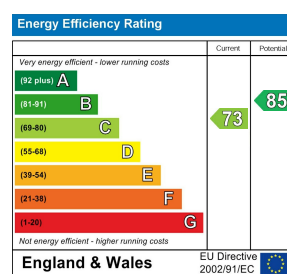
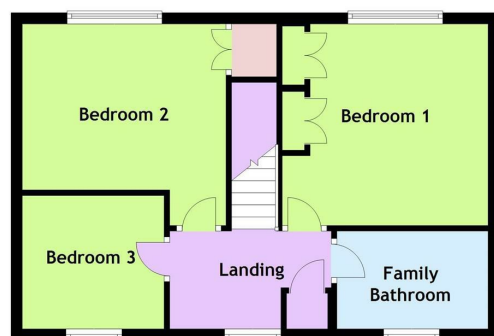
£369,950

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

Ground Floor



First Floor



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 116 St. Kingsmark Avenue, situated in this sought after residential area of Chepstow. This detached property comprises to the ground floor, reception hall, kitchen/breakfast room, dining room and living room giving access to the rear hallway. To the first floor are three good sized bedrooms and family bathroom. Outside there is a detached garage with power points and lighting, parking for several vehicles and well-maintained gardens to the front and rear. The property itself is situated to the bottom end of St. Kingsmark Avenue with level access into the town of Chepstow with it's attendant range of facilities. There are also good primary and secondary schools nearby as well as bus and rail links, the A48, M48 and M4 motorway network bringing Newport, Cardiff and Bristol within commuting distance.

GROUND FLOOR

RECEPTION HALL

Approached via open porch with light and obscure double glazed panel door with useful storage cupboard.

KITCHEN/BREAKFAST ROOM

3.63m max to recess x 2.74m (11'10" max to recess x 8'11")

Appointed with a matching range of base and eye level storage, complete with breakfast bar. One and a half bowl and drainer stainless steel sink unit with mixer tap set into granite effect work surfaces, all with tiled splashbacks. Fitted appliances include inset four ring gas hob with extractor over and electric oven below, fridge and dishwasher. Plumbing and space for washing machine. Ceramic tiled floor. uPVC double glazed window to front elevation. Open to :-

DINING ROOM

3.63m x 2.62m (11'10" x 8'7")

Double glazed sliding patio door to rear garden.

GROUND FLOOR WC

Appointed with a wash hand basin and low level WC inset into vanity storage unit. Fully tiled walls and floor. Frosted window to front elevation.

LIVING ROOM

5.44m max to recess x 3.63m (17'10" max to recess x 11'10")

uPVC double glazed window to front and rear elevation. Attractive feature fireplace with sandstone surround with inset living flame gas fire. Open to :-

REAR HALLWAY

Double glazed door to rear porch with double glazed windows to side elevation and obscure double glazed door to rear garden. Stairs to first floor.

FIRST FLOOR STAIRS AND LANDING

Airing cupboard housing wall mounted gas combination boiler. uPVC double glazed window to front elevation.

BEDROOM 1

3.68m to inc wardrobe x 3.58m (12'0" to inc wardrobe x 11'8")

A double bedroom with fitted wardrobes. uPVC double glazed window to rear elevation.

BEDROOM 2

3.61m to inc door recess x 2.97m (11'10" to inc door recess x 9'8")

A double bedroom with built-in wardrobe. uPVC double glazed window to rear elevation.

BEDROOM 3

2.74m x 2.39m (8'11" x 7'10")

A single bedroom with uPVC double glazed window to front elevation.

SHOWER ROOM

Comprising a three-piece white suite to include low level WC, pedestal wash hand basin, step-in shower. Fully tiled walls and flooring. Obscure uPVC double glazed window to front elevation.

OUTSIDE

Block paved driveway for several vehicles and double gates leading to the detached garage with up and over door, power points and lighting.

GARDENS

Well maintained lawned garden to the front with stocked beds and borders. To the rear with sun terrace, again predominantly laid to lawn with stocked beds and borders. Natural stone wall to rear boundary.

SERVICES

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

