



### DIRECTIONS

From our Chepstow office proceed up Welsh street towards the racecourse roundabout, taking the first exit and then take the first right towards Shirenewton, bearing left into Edmond Locard Court, proceed to the top of the cul-de-sac, where you will find number 12 on your right hand side.

### SERVICES

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

### MAINTENANCE AND SERVICE CHARGE

Management fee for communal grounds £388.00 per annum

### TENURE - FREEHOLD

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

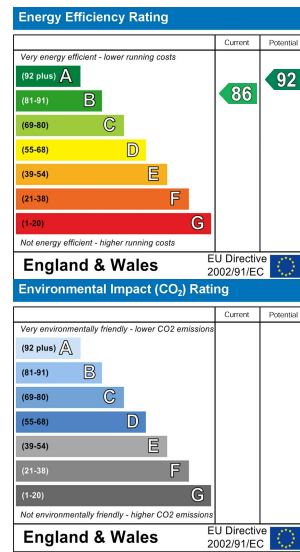


GROUND FLOOR  
1061 sq.ft. (100.4 sq.m.) approx.

1ST FLOOR  
896 sq.ft. (83.2 sq.m.) approx.



TOTAL FLOOR AREA: 1977 sq.ft. (183.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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.  
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**12 EDMOND LOCARD COURT, CHEPSTOW,  
MONMOUTHSHIRE, NP16 6FA**

**4** **3** **3** **B**

**£639,950**

**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.

12 Edmond Locard Court comprises a contemporary, detached house, occupying a pleasant position within this sought after cul-de-sac, ideally located on the periphery of Chepstow, giving access to nearby Forestry Commission Walks and countryside, as well as being a walking distance away from town centre, leisure centre and schooling. The M48 is also nearby bringing Cardiff and Bristol within commuting distance.

The accommodation is spacious and well-appointed with particularly attractive entrance hall with central staircase leading to galleried landing, double doors to dining room, attractive living room, study along with kitchen/breakfast room, utility room and WC to the ground floor. To the first floor four impressive bedrooms, two of which benefiting from en-suite facilities in addition to family bathroom. A noteworthy feature is the garden which backs onto open countryside with the property also benefiting from driveway offering parking for three vehicles along with detached garage.

## OUTSIDE

### GARDENS

The property stands in its own private gardens, to the front with steps leading to the front door. Side driveway offering parking for three vehicles and giving access to a detached single car garage. To the rear is a south-west facing garden with large sun terrace and raised lawn area with attractive borders, backing onto unspoiled countryside.

### SERVICES

All mains services are connected to include mains gas central heating. Management fee for communal grounds £388.00 per annum



### BEDROOM 3

3.96m x 3.23m (13' x 10'7")

A double bedroom with window to front elevation.

### BEDROOM 4

3.23m x 2.31m (10'7" x 7'7")

A double bedroom with two windows to front elevation.

### BATHROOM

Appointed with a three-piece suite comprising panelled bath with shower over, low level WC and wash hand basin. Part-tiled walls. Frosted window to rear.



### GROUND FLOOR

#### ENTRANCE HALL

3.30m x 3.05m (10'10" x 10'12)

An impressive reception area with central staircase to galleried landing. Window to front elevation

#### CLOAKROOM/WC

With low level WC and wash hand basin.

#### DINING ROOM

4.09m x 3.05m (13'5" x 10')

Accessed via double doors with two windows to front elevation. Feature gas wood effect stove.

#### STUDY

4.14m x 2.39m (13'7" x 7'10")

With window to front elevation.



### LIVING ROOM

5.61m x 3.84m (18'5" x 12'7")

An attractive reception room with window to side elevation and French doors to the south-west facing rear garden. Attractive feature gas fired woodburning stove.

### KITCHEN/BREAKFAST ROOM

7.32m x 3.66mmax (2.26m min) (24' x 12'max (7'5" min))

A spacious L-shape kitchen/dining room with an extensive range of contemporary base and eye level storage units having ample work surfacing over and Subway style tiled splashbacks. Fitted five ring gas hob with extractor over, eye level double oven and dishwasher, space for fridge/freezer. Inset one and a half bowl and drainer sink unit. Useful pantry and cloak storage cupboard. With windows and French doors to rear garden.

### UTILITY ROOM

With a range of units and space for washing machine and tumble dryer. Door to side elevation. Wall mounted gas fired boiler.



### FIRST FLOOR STAIRS AND LANDING

4.57m x 3.23m (15' x 10'7")

Giving access to an impressive galleried landing with window to rear elevation. Airing cupboard and loft access point with drop down ladder to partially boarded loft.

### MAIN BEDROOM

5.05m x 3.86m (16'7" x 12'8")

A spacious double bedroom with windows to front and side elevations. Access to: -

### EN-SUITE SHOWER ROOM

With step-in shower, low level WC and wash hand basin. Fully tiled walls. Frosted window to side.

### BEDROOM 2

3.96m x 3.05m (13' x 10')

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

### EN-SUITE

With step-in shower cubicle, low level WC and wash hand basin. Part-tiled walls. Frosted window to side.

