



DIRECTIONS

From Chepstow high street proceed up Moor Street and then turn left on the A48, taking the first right hand turn into Garden City. Continue along the road taking the first right turning where you will see the property immediately on the left.

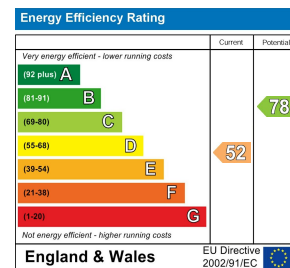
SERVICES

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.



TOTAL FLOOR AREA - 2397 sq ft (222.7 sq m) approx.
We have every attempt to ensure the accuracy of the floorplan contained here. Measurements of floors, ceilings, walls and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The contents, fixtures and appliances shown have not been tested and the purchaser is to their own satisfaction or otherwise may be given.

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.



**STONELEIGH, 10 HARDWICK AVENUE, CHEPSTOW,
 MONMOUTHSHIRE, NP16 5DJ**



£750,000

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

Moon and Co. are delighted to introduce to the market Stoneleigh, a spacious, detached, period family house built in 1913. This charming property has a host of original period features and benefits from being located close to Chepstow town centre, enjoying views towards the Severn Estuary and beyond. The property itself comprises to the ground floor a good sized reception hall with doors off to drawing room, spacious kitchen/breakfast room with access to utility room, WC and door to rear hallway giving access to the dining room/second reception room. Stairs from the reception hall lead to the large landing with pleasant seating area, giving access to the four bedrooms and family bathroom. Outside the property benefits from level lawned gardens, to the front with driveway offering parking for several vehicles leading to the detached single car garage. The rear garden is split into three sections with two large paved sun terraces with steps up to level lawned area giving access to a large outbuilding currently being used for storage, but could quite easily be converted to create a study or gym, etc.

Being situated in Chepstow a range of local amenities are close at hand and within walking distance to include, train and bus stations, primary and secondary schools, shops, pubs and restaurants, as well as doctors 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.

GROUND FLOOR

ENTRANCE HALL

Stained glass front door. Beautiful, original tiled flooring. Glazed door to the rear hallway. Stairs to first floor.

LIVING ROOM

4.78m x 3.89m (15'8" x 12'9")

A light and airy sitting room with large bay window to front elevation. Original fireplace. Wood effect flooring.

SITTING ROOM/DINING ROOM

4.17m x 3.89m (13'8" x 12'9")

A spacious second reception room, which could be utilised as a formal dining room or home office having exposed brick wall fireplace housing wood burner.

KITCHEN/DINING ROOM

8.92m x 3.88m (29'3" x 12'8")

A spacious and light kitchen/dining room with a beautiful original fireplace taking pride of place in the dining area. The kitchen is appointed with a matching range of base and eye level storage units and display cabinets with ample work surfacing over. Five ring gas hob with extractor over, eye level double oven. Inset one a half bowl and drainer sink unit with mixer tap. Space for dishwasher. Ceramic tiled floor throughout the kitchen. Bay window to front, window to side and rear elevations. Doorway leading to the rear hallway.

UTILITY ROOM

4.27m x 2.90m (14'0" x 9'6")

Two windows and door to the rear elevation, as well as window to side. Ceramic tiled floor. One and half bowl ceramic sink with drainer and chrome mixer tap. Good range of eye and base level cupboards with granite effect worktops. Space for washing machine, tumble dryer and fridge/freezer. Gives access to: -

GROUND FLOOR WC

Frosted window to side elevation. Low level WC and wash hand basin with chrome mixer tap set into vanity storage unit with tiled splashbacks. Useful storage cupboard housing the boiler.

FIRST FLOOR STAIRS AND LANDING

A spacious landing with pleasant sitting area, with full height window giving access to the balcony offering views towards the Severn Estuary as well as window to rear.

BEDROOM 1

4.14m x 3.89m (13'7" x 12'9")

The generous principal bedroom with large window to front elevation, bringing in plenty of natural light, and giving far reaching views. Spacious built-in wardrobe. Access to: -

EN-SUITE SHOWER ROOM

Appointed with a three piece suite comprising double shower unit with chrome rainfall shower and hand-held shower attachment, low level WC and wall-mounted wash hand basin with mixer tap set into vanity storage. Tiled splashback. Ceramic tiled floor. Chrome heated towel rail.

BEDROOM 2

4.14m x 3.89m (13'7" x 12'9")

Double bedroom with large picture window to front elevation.

BEDROOM 3

3.89m x 2.77m (12'9" x 9'1")

With window to rear elevation, views of the rear garden.

BEDROOM 4

3.89m x 2.64m (12'9" x 8'8")

With window to rear elevation.

FAMILY BATHROOM

Appointed with a four-piece suite comprising panelled double ended bath and chrome mixer tap, corner shower unit with electric shower over, low level WC and wash hand basin with chrome mixer tap inset into vanity storage. Fully tiled walls. Half frosted glazed window to side elevation. Tiled floor. Handy airing cupboard.

OUTSIDE

To the front is a private driveway with off-road parking for several vehicles, single car garage with up and over door, power and lighting. To the rear is a spacious patio area with steps leading up to a second terrace with further steps leading up to a lawned area. At the back of the garden there is an outbuilding which could easily be converted into a home office, gym or a garden room.

SERVICES

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

