



## DIRECTIONS

From our Chepstow Office, proceed along with A48 towards Newport, turning left towards the village of Mathern. Proceed into the village of Mathern taking the first left at the cenotaph, continue up this lane, turning left into Orchid Meadow, proceed to the very end of the cul-de-sac where you will find number 12.

## 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.



# 12 ORCHID MEADOW, PWLLMEYRIC, CHEPSTOW, MONMOUTHSHIRE, NP16 6HP

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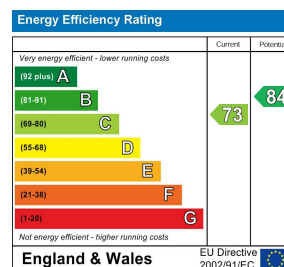
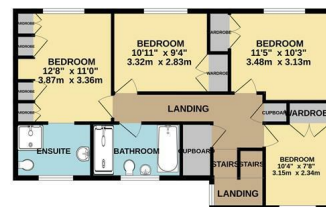
£675,000

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

GROUND FLOOR  
1230 sq.ft. (114.3 sq.m.) approx.



1ST FLOOR  
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA: 1951 sq.ft. (181.3 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metreplan C3024

**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.



Orchid Meadow comprises a detached family house built in the 1990's by Bovis Homes within the ever popular and desirable Orchid Meadow development, located in the established village of Pwllmeyric, itself close to the historic town of Chepstow with its range of facilities. The famous Wye Valley is nearby along with St. Pierre Golf and Country Club. Good rail links are found both in Bristol and Newport, with Chepstow boasting its own local railway station. Chepstow also enjoys excellent access onto the M48 then onto the M4/M5 networks.

The vendors have updated the property to a high standard during their ownership, a particular feature being the superb landscaped gardens enjoying both privacy and sunshine with an enviable Southwest location.

**GROUND FLOOR**

**RECEPTION HALL**

With door and window to front elevation. Ceramic tiled flooring. Understairs storage cupboard. Stairs to first floor.

**CLOAKROOM/WC**

Appointed with a two-piece suite comprising low level WC with wash hand basin inset to vanity storage unit. Tiled splashbacks and ceramic tiled flooring. Window to front elevation.

**PRINCIPAL RECEPTION ROOM**

**8.26m x 3.66m (27'1" x 12')**

A spacious and attractive main reception room with feature fireplace. Wood effect flooring. Windows to rear elevation. Doors to :-

**GARDEN ROOM**

**5.33m x 3.66m (17'6" x 12')**

A delightful room ensuring attractive views across the landscaped gardens with French doors to sun terrace. Ceramic tiled flooring.

**STUDY**

**3.18m x 2.29m (10'5" x 7'6")**

With window to front elevation. Extensive range of office furniture. Wood effect flooring.

**KITCHEN/BREAKFAST ROOM**

**5.79m x 3.35m (19' x 11')**

Extensively appointed with an updated range of base and eye level storage units with ample work surfacing over. Inset one and a half bowl and drainer sink unit. Concealed worktop lighting with tiled splashbacks. Space for dishwasher, washing machine and fridge/freezer. Range cooker (available by separate negotiation). Useful breakfast bar. Ceramic tiled flooring. Windows to both front and rear elevations and door to side elevation. Wall mounted gas fired boiler providing domestic hot water and central heating.

**FIRST FLOOR STAIRS AND LANDING**

Spacious landing with airing cupboard.

**PRINCIPAL BEDROOM**

**3.86m x 3.35m (12'8" x 11')**

A double bedroom with an extensive range of good quality built-in furniture. Window to rear elevation. Archway leading to:-

**EN-SUITE SHOWER ROOM**

An attractive en-suite with wash hand basin inset into vanity storage unit, step-in shower and low-level WC. Fully tiled walls. Window to front elevation.

**BEDROOM 2**

**3.48m x 3.12m (11'5" x 10'3")**

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

**BEDROOM 3**

**3.35m x 2.84m (11' x 9'4")**

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

**BEDROOM 4**

**3.15m x 2.34m (10'4" x 7'8")**

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

**FAMILY BATHROOM**

Stylishly updated by the vendors and presented to a high standard with double walk-in shower, attractive bath, wash

hand basin inset to vanity storage unit and low-level WC. Fully tiled walls. Window to front elevation.

**OUTSIDE**

**OFFICE STUDIO/STORE AREA**

The vendors have converted the double garage to create an office studio (19' x 9') with window and door to side. Whilst retaining to the front, the two up and over doors giving access to a garage store area (19' x 7'2"). This is an extremely useful space, however if required it would be straightforward to remove the partition wall to recreate the double garage.

**GARDENS**

A very attractive feature of 12 Orchid Meadow are its gardens, principally located to the rear and side with various attractive seating areas, extensive pergola with mature Wysteria, level lawned area with excellent range of flower borders with shrubs and flowering plants, along with greenhouse and garden shed. To the front the property is approached via a good-sized driveway with ample parking and turning space for up to 5/6 vehicles.

**SERIVCES**

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

