



DIRECTIONS

From Chepstow town centre proceed to the Racecourse roundabout and then head in the direction of Monmouth, continuing without deviation through the villages of Itton, Devauden and Llanishen. Proceed through the village of Trelleck, when you see the school on the right-hand side, take the left hand turning opposite into Roman Way, where you will find the property on the right-hand side.

SERVICES

Mains electricity, water and drainage. Oil fired central heating.
Council Tax Band D

TENURE - FREEHOLD

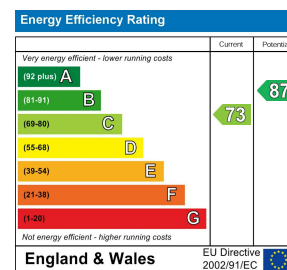
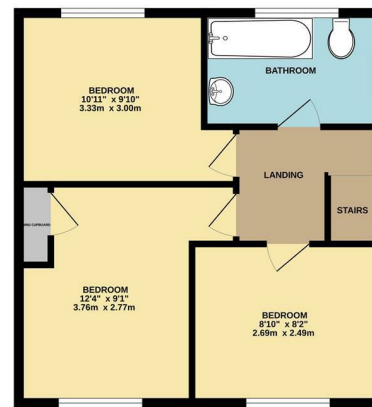
You are recommended to have this verified by your legal advisors at your earliest convenience.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for 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 Metropix ©2024



14 ROMAN WAY, TRELLECK, MONMOUTH, MONMOUTHSHIRE, NP25 4PB



£289,950

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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.

14 Roman Way, an updated, semi-detached home located in the popular and sought after village of Trelleck which is located between the established and historic towns of Chepstow and Monmouth with their attendant range of schooling and shopping facilities. Both towns also offer excellent commuting possibilities to Bristol and Cardiff from Chepstow and the Midlands from Monmouth. The famous Wye Valley and The Forest of Dean are also nearby and Trelleck village nestles in an area of beautiful unspoilt countryside, surrounded by scenic walks. The property benefits from being within walking distance to the well-regarded primary school and other local amenities including doctors' surgery, village hall and popular public house. The property briefly comprises of reception hall, leading to open plan sitting/dining room and kitchen to the ground floor, and to the first floor, three bedrooms and a bathroom. The outside benefits from off road parking, a single garage and a spacious rear garden with views of the open countryside.

GROUND FLOOR

ENTRANCE HALL

Fully glazed frosted door and full length side window. Stairs to first floor. Understairs storage.

SITTING ROOM

3.81m x 3.58m (12'5" x 11'8")

A bright and airy reception room with uPVC windows to front elevation. Open plan to :-

DINING ROOM

2.90m x 2.90m (9'6" x 9'6")

With wood effect flooring. uPVC window to rear elevation.

KITCHEN

3.33m x 2.64m (10'11" x 8'7")

Appointed with a range of country style base and eye level storage cupboards with wooden effect worktops over. Inset one and a half bowl and drainer sink unit with chrome mixer tap. Space for washing machine and fridge/freezer. Fitted appliances include four ring electric hob with built-in oven

below and stainless steel extractor fan over. Frosted door leading to rear elevation.

FIRST FLOOR STAIRS AND LANDING

Loft access point with integrated loft ladder leading to partially boarded loft. Window to side elevation.

BEDROOM ONE

3.76m x 2.77m (12'4" x 9'1")

A double bedroom with uPVC window to front elevation. Storage cupboard.

BEDROOM TWO

3.33m x 3.0m (10'11" x 9'10")

A double bedroom with uPVC window to rear elevation with views over the surrounding countryside.

BEDROOM THREE

2.69m x 2.49m (8'9" x 8'2")

Currently being used as home office. uPVC window to front elevation.

FAMILY BATHROOM

A modern style bathroom appointed with a

three-piece suite to include panelled bath with glass shower screen and electric shower over, wash hand basin inset into vanity storage unit with chrome mixer tap and low level WC. Part tiled walls. Chrome heated towel rail. Frosted uPVC window to side and rear elevations.

OUTSIDE

To the front is a private driveway with parking for two vehicles and level lawn with mature hedge and tree border. To the rear is a spacious rear garden with patio area and steps leading to a level lawn with pond.

Separate garage with pedestrian door to the front with power and lighting.

SERVICES

Mains electricity, water and drainage. Oil fired central heating.

