



DIRECTIONS

From Chepstow town centre proceed up the high street turning left onto the A48, proceed over the new Wye Bridge turning right into Sedbury. At the roundabout take the first exit, passing the Spar shop on the left hand side taking the right turn into The Yetts where you will find the property on your left hand side.

SERVICES

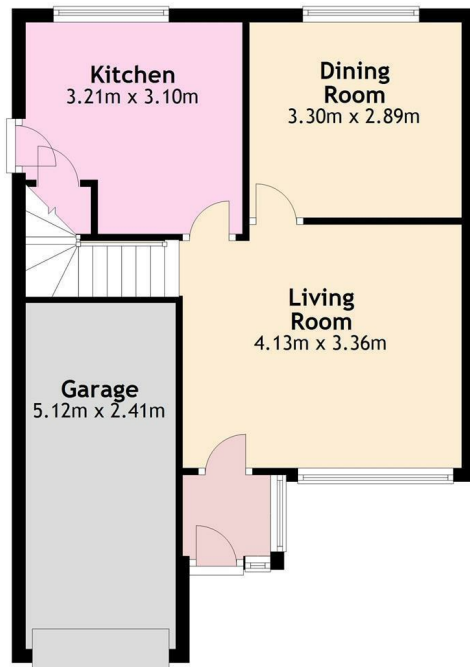
All mains services are connected, to include mains gas central heating.
Council Tax Band C

TENURE - FREEHOLD

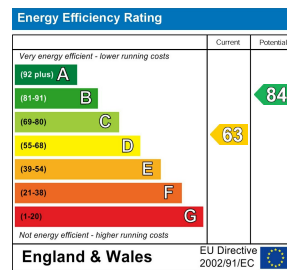
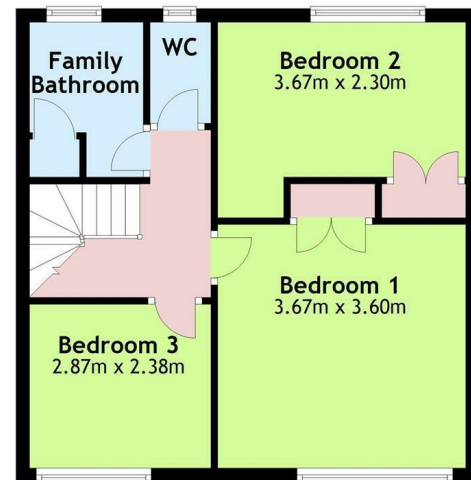
You are recommended to have this verified by your legal advisors at your earliest convenience.



Ground Floor



First Floor



**5 THE YETTS, SEDBURY, CHEPSTOW,
GLOUCESTERSHIRE, NP16 7EW**



£319,950

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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.

5 The Yetts offers a well appointed detached property situated within this popular residential location. The property has recently been re-decorated and re-carpeted throughout. With two reception rooms and kitchen to the ground floor along with three bedrooms and family bathroom to the first floor. Outside the property benefits from off road parking and single garage to the front with generous rear gardens.

Being situated in Sedbury, a range of facilities are close at hand to include local shop, butchers and doctors surgery as well as primary and secondary school, with further amenities in nearby Chepstow. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Newport, Cardiff and Bristol within commuting distance.

GROUND FLOOR

ENCLOSED ENTRANCE PORCH

With uPVC door and windows to front elevation. Glazed door to:-

LIVING ROOM

4.13m x 3.36m (13'6" x 11'0")

A bright and airy reception room with uPVC window to front elevation. Stairs to first floor.

DINING ROOM

3.3m x 2.89m (10'9" x 9'5")

With uPVC window to rear elevation. Sliding serving hatch to kitchen.

KITCHEN

3.21m x 3.10m (10'6" x 10'2")

Appointed with an attractive range of Shaker style matching wall and base cupboards with granite effect worktops over. Inset one bowl and drainer sink unit with chrome mixer tap. Fitted appliances include four ring gas hob with electric oven below and stainless steel extractor over and splashback. Space for washing machine and dishwasher. Large built in storage cupboard. uPVC window to rear elevation and half glazed uPVC door to side elevation.

FIRST FLOOR STAIRS AND LANDING

Loft access point.

BEDROOM 1

3.67m x 3.60m (12'0" x 11'9")

A spacious and light double bedroom with built-in wardrobe. uPVC window to front elevation.

BEDROOM 2

3.67m x 2.3m (12'0" x 7'6")

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

BEDROOM 3

2.87m x 2.38m (9'4" x 7'9")

A single bedroom with uPVC window to front elevation.

BATHROOM

Appointed with a two-piece suite to include panelled bath with glass shower screen and electric shower over and pedestal wash hand basin with chrome taps. Part tiled walls. Storage cupboard. Frosted uPVC window to rear elevation.

WC

With low level WC and uPVC frosted window to rear elevation.

OUTSIDE

GARAGE

5.12m x 2.41m (16'9" x 7'10")

Semi integral, with up and over door, power and lighting.

GARDENS

Driveway leading to the garage and lawned area with mature borders. Rear access to both sides of the property. Also at the side are steps leading to rear garden, which is mainly laid to lawn with fenced boundaries and beautiful views from the garden.

SERVICES

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

