



DIRECTIONS

From Chepstow proceed up the High Street through the town arch continuing up Moor Street turning left onto the A48 proceeding down the hill taking the first right turn in to Garden City. Proceed along this road taking the first right again onto Hardwick Avenue where the property can be found on your right hand side.

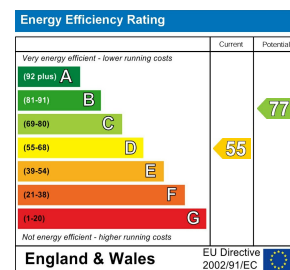
SERVICES

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

Council Tax Band E.

TENURE - FREEHOLD

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



TOTAL FLOOR AREA: 1644 sq ft (152.7 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, fixtures and appliances shown have not been tested and no guarantee is given. Made with Metropac CC2024.

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.



**21 HARDWICK AVENUE, CHEPSTOW,
MONMOUTHSHIRE, NP16 5DJ**



£410,000

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

21 Hardwick Avenue comprises a delightful period home situated within this most sought after and convenient cul-de-sac location, within walking distance of Chepstow town centre. The substantial and versatile living accommodation briefly comprises to the ground floor entrance hall, lounge, dining room, kitchen/ breakfast room, whilst the first floor affords three double bedrooms (including main bedroom with en-suite WC) and a family bathroom. Furthermore, there is a fourth double bedroom to the second floor. The property enjoys a low-maintenance garden to the front, whilst benefitting parking for two to three vehicles at the rear and a generous garden comprising a patio, large lawn and summerhouse.

Situated within this popular residential area close to all local amenities as well as good Junior and Comprehensive schooling nearby. Bus and rail as well as the M48, A48 and M4 motorway networks bring Newport, Cardiff and Bristol are within commuting distance.

GROUND FLOOR

RECEPTION HALL

Double glazed and panelled door to front elevation. Stairs to first floor. Storage cupboard. Wooden flooring.

LIVING ROOM

4.27m x 4.22m (14'0" x 13'10")

uPVC double glazed bay window to front elevation. Chimney breast housing wrought iron living flame gas fire with flagstone hearth.

FAMILY ROOM

3.61m x 3.40m (11'10" x 11'2")

uPVC double glazed window to rear elevation. Chimney breast housing wrought iron living flame gas fire with flagstone hearth.

KITCHEN/BREAKFAST ROOM

7.19m x 2.82m (23'7" x 9'3")

Appointed with a matching range of base and eye level storage units with ample granite effect work surfacing over, one and half bowl and drainer sink unit with mixer tap. Cupboard housing combi boiler and glass display cabinets. Inset five ring gas hob with extractor hood over and eye level double oven. Integrated dishwasher, space for fridge/freezer and washing machine. Tiled splashbacks and quarry tiled flooring. uPVC double glazed window and door to side elevation, as well as French doors to rear.

FIRST FLOOR STAIRS AND LANDING

A split level landing with doors off: -

BEDROOM 1

5.23m x 3.58m (17'2" x 11'9")

A spacious bedroom with two uPVC double glazed windows to front elevation. Built-in storage cupboards. Access to: -

EN-SUITE WC

Appointed with low level WC and pedestal wash hand basin with chrome taps. Part-tiled walls and tiled flooring.

BEDROOM 2

3.69m x 2.83m (12'1" x 9'3")

A double bedroom with uPVC double glazed window to rear elevation.

BEDROOM 3

3.40m x 2.64m (11'2" x 8'8")

With uPVC double glazed window to rear elevation.

FAMILY BATHROOM

Appointed with a three piece suite to include low level WC, pedestal wash hand basin with chrome taps and panelled bath with glass shower screen, chrome taps and shower attachment over. A range of fitted cupboards. Part-tiled walls and wood effect flooring. Frosted window to side elevation. Chrome heated towel rail.

SECOND FLOOR STAIRS

Door to: -

BEDROOM 4

5.23m x 4.17m (17'2" x 13'8")

Two Velux roof lights to rear elevation. Storage to eaves.

OUTSIDE

To the front of the property original stone wall and wrought iron fence with steps up to footpath leading to the front door as well as loose stone chipped area. Wrought iron fence and hedge to boundary. To the rear parking for two vehicles plus generous gardens to include flagstone seating area, generous lawned areas, selection of mature trees as well as shed and summerhouse at the back of the garden. The rear gardens should be viewed to be fully appreciated. Street parking is for guests via permit.

SERVICES

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

