



## DIRECTIONS

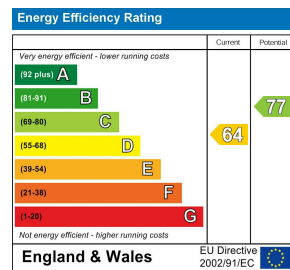
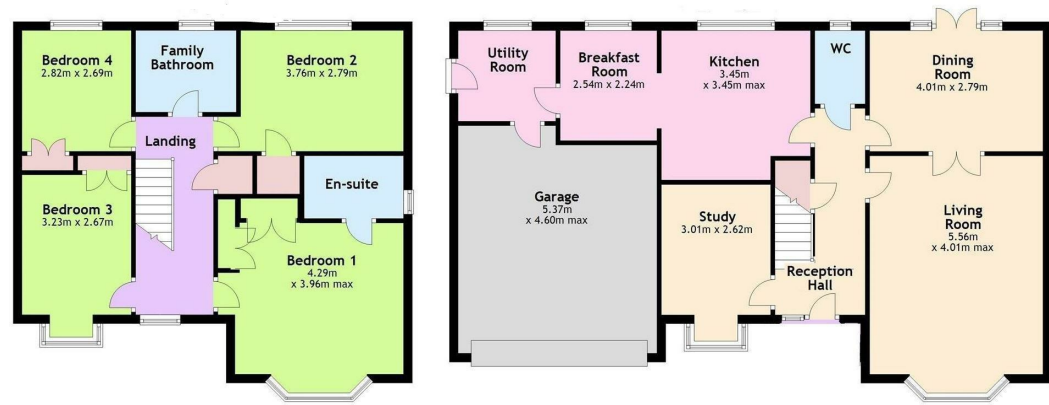
From our Chepstow office proceed up the High Street turning right onto the A48. Proceed to the roundabout taking the fourth exit towards the hospital. At the traffic lights take the left hand turn into St. Lawrence Park and then first left. Continue along this road taking the left hand turn at the end of the road where following the numbering you will find the property on the left hand side.

## 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.



**35 ST. LAWRENCE PARK, CHEPSTOW,  
MONTHMOUTHSHIRE, NP16 6DP**



**£520,000**

Sales: 01291 629292

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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.

35 St. Lawrence Park comprises a spacious detached family home situated within this popular residential location. The property offers to the ground floor reception hall with access to study, living room, ground floor WC and formal dining room as well as providing access to the kitchen which in turn leads to breakfast room and utility room with integral access to double garage. To the first floor are four bedrooms with the principal bedroom also benefiting from en-suite facilities and separate family bathroom. Outside the property is approached via tarmac parking area with pathway leading to front door, with lawn to front garden. The rear gardens comprise a sizeable decked seating area and level lawn. Being situated in Chepstow a range of local facilities include local primary and secondary schools, pubs restaurants doctors and dentists. 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.

**ENTRANCE HALL**

With composite double glazed front door, understairs storage cupboard.

**LIVING ROOM**

**5.56m x 4.01m max (18'2" x 13'1" max)**

With uPVC double glazed bay window to front elevation and feature gas fireplace. Spot lighting and double doors leading to :-

**DINING ROOM**

**4.01m x 2.79m (13'1" x 9'1")**

With uPVC double glazed French doors to rear garden.

**STUDY**

**3.01m x 2.62m (9'10" x 8'7")**

With uPVC double glazed window to front elevation.

**GROUND FLOOR WC**

Comprising a white suite to include low level WC and pedestal

wash hand basin with chrome taps. Vinyl flooring and frosted uPVC double glazed window to rear elevation.

**KITCHEN**

**3.45m x 3.45m (11'3" x 11'3")**

Appointed with a matching range of base and eye level storage units with wood effect worktops. Fitted with integrated fridge/freezer, four ring gas hob with extractor over and eye level electric oven and grill. Space for dishwasher. Inset stainless steel one and a half bowl and drainer sink unit with chrome mixer tap. Ceramic tiled splashbacks and flooring. uPVC double glazed window to rear elevation.

**BREAKFAST ROOM**

**2.54m x 2.24m (8'3" x 7'4")**

With uPVC double glazed window to rear elevation, ceramic tiled flooring.

**UTILITY ROOM**

Appointed with a range of base level storage units with wood

effect worktops over and inset stainless steel one bowl and drainer sink unit with chrome taps. Space for washing machine. Ceramic tiled splashbacks and flooring. uPVC double glazed window to rear and door to side elevation. Integral access to double garage.

**FIRST FLOOR STAIRS AND LANDING**

Airing cupboard, loft access point. uPVC double glazed window to front elevation.

**BEDROOM 1**

**4.29m x 3.96m max (14'0" x 12'11" max)**

uPVC double glazed bay window to front elevation. Appointed with a range of fitted wardrobes. Access to :-

**EN-SUITE**

Comprising a white suite to include low level WC, pedestal wash hand basin with chrome taps and double shower cubicle with chrome mains fed shower over. Part tiled walls and vinyl flooring. Frosted uPVC double glazed window to side elevation.

**BEDROOM 2**

**3.76m x 2.79m (12'4" x 9'1")**

A double bedroom with uPVC double glazed window to rear elevation and fitted wardrobe.

**BEDROOM 3**

**3.23m x 2.67m (10'7" x 8'9")**

A double bedroom with uPVC double glazed window to front elevation and double fitted wardrobe.

**BEDROOM 4**

**2.82m x 2.69m (9'3" x 8'9")**

A double bedroom with uPVC double glazed window to rear elevation and double fitted wardrobe.

**FAMILY BATHROOM**

Comprising a white suite to include low level WC, pedestal wash hand basin with chrome taps and panelled bath with chrome mixer tap with shower attachment. Part tiled walls and vinyl flooring. Frosted uPVC double glazed window.

**GARDENS AND GARAGE**

To the front the property offers tarmac driveway with pathway leading to front entrance door, with area laid to lawn and mature tree. Gated access to rear gardens.

The rear gardens benefit from raised decking and level lawns, being bounded by timber fencing creating a private position with a sunny aspect.

A double garage with two up and over doors, integral pedestrian door. Power and lighting.

**SERVICES**

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

