



### DIRECTIONS

From Chepstow town centre proceed up Moor Street turning left on the A48, continue along this road through the traffic lights and over the Wye Bridge. Take the first right hand turn toward Sedbury, at the roundabout take the first exit, continuing along this road passing the secondary school on the left-hand side and turn left immediately after passing the Spa shop on your left. Continue along Tylers Way where following the numbering you will find the property at the end of the road on the 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.



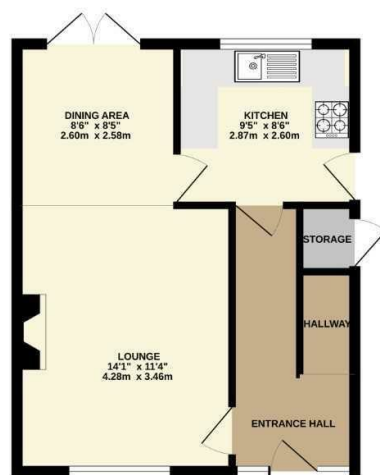
## 27 TYLERS WAY, SEDBURY, CHEPSTOW, GLOUCESTERSHIRE, NP16 7AB



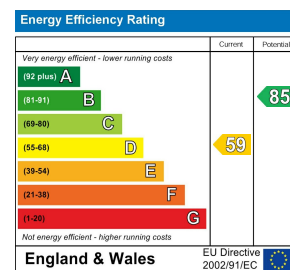
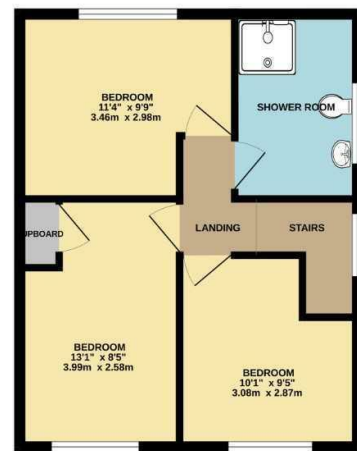
# £245,000

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

GROUND FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 806 sq.ft. (74.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, 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 is given as to their operability or efficiency can be given.  
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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.



27 Tylers Way has been in the same family for 60 years and Moon & Co are delighted to bring the property to the market, offering an excellent opportunity to renovate this well-loved family home. The semi-detached house is situated within a particularly popular residential area and briefly comprises to the ground floor, open plan sitting/dining room and kitchen and to the first floor three bedrooms and shower room. To the front the property is approached via a pathway and to the rear very spacious garden mainly laid to lawn. The property also benefits from a garage which is located in a separate garage block towards the back of the property.

Being situated in Sedbury a variety of local amenities are close at hand to include local shop, pub, doctor and dental practices, as well as primary and secondary schools. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Newport and Cardiff all within commuting distance.

## GROUND FLOOR

### ENTRANCE HALL

uPVC door and full length glazed panels to front elevation. Giving access to ground floor rooms. Stairs to first floor.

### OPEN PLAN SITTING/DINING ROOM

**6.95m x 3.54m (22'9" x 11'7")**

A spacious and bright room with uPVC full height windows to front and patio doors to rear flooding in natural light.

### KITCHEN

**2.86m x 2.58m (9'4" x 8'5")**

Appointed with a range of base and eye level storage units with granite effect work surfacing over. Inset one bowl and drainer sink unit with mixer tap. Fitted appliances include 4 ring gas hob with extractor over and oven below, washing machine, fridge and microwave. Tiled floor and part-tiled walls. uPVC window to rear and door to side elevation.

### FIRST FLOOR STAIRS AND LANDING

uPVC window to side elevation.

### BEDROOM 1

**4.06m x 2.86m (13'3" x 9'4")**

A double bedroom with uPVC window to front with views toward Sedbury Park mansion. Airing cupboard.

### BEDROOM 2

**2.97m x 3.76m (9'8" x 12'4")**

A double bedroom with uPVC window to rear overlooking the garden.

### BEDROOM 3

**2.45m x 3.10m (8'0" x 10'2")**

A single bedroom with uPVC window to front.

### SHOWER ROOM

Appointed with a three-piece suite to include shower unit with glass door and shower over, low level WC and wash hand basin inset to vanity storage unit with chrome mixer tap. Chrome heated towel rail. Tiled floor and walls. uPVC frosted windows to side and rear elevations.

### OUTSIDE

#### GARAGE

A single car garage with up and over door is situated in a block of five garages down a lane at the rear of the house (yellow garage door), with space to park in front of the garage.

#### GARDENS

To the front of the property is a paved pathway leading to the front entrance door, along with a lawned area with mature borders. To the rear the garden is mainly laid to lawn with mature borders and benefits from a greenhouse and garden shed.

#### SERVICES

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

