



### DIRECTIONS

From our Chepstow office proceed towards the racecourse roundabout, heading straight across. Proceed along this road and as you approach the village of St. Arvans bear left towards Devauden and continue along the road, turning left into Laurel Park, proceed without deviation to the end to the cul-de-sac where you will find number 22 on your left.

### SERVICES

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

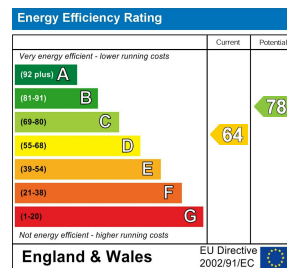
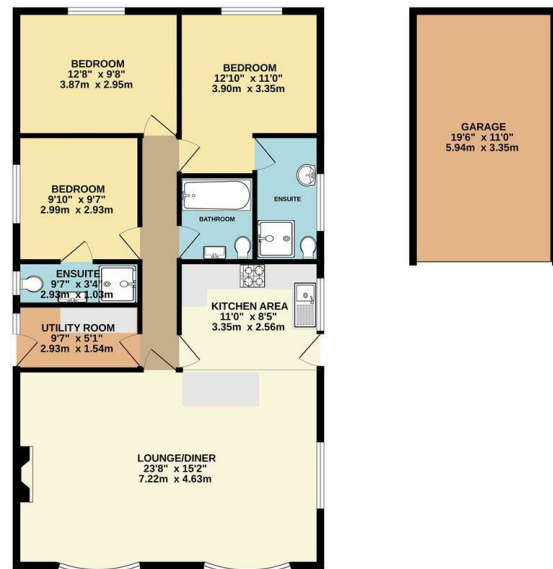
Council Tax Band F.

### TENURE - FREEHOLD

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



GROUND FLOOR  
1236 sq.ft. (114.8 sq.m.) approx.



TOTAL FLOOR AREA: 1236 sq.ft. (114.8 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan, it should be used as a guide only. Measurements are approximate and should be verified by a professional surveyor. The plan is for guidance only and should not be relied upon as a statement of fact. The plan is for guidance only and should not be relied upon as a statement of fact. The plan is for guidance only and should not be relied upon as a statement of fact.

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.



# 22 LAUREL PARK, ST. ARVANS, CHEPSTOW, MONMOUTHSHIRE, NP16 6ED



## £585,000

Sales: 01291 629292

E: sales@thinkmoon.co.uk



22 Laurel Park comprises an updated and attractively presented detached bungalow, occupying an enviable location within this sought-after village with excellent views across the adjoining unspoilt countryside. The vendors have redesigned the accommodation to provide comfortable and contemporary living space all finished to a high standard. Among the upgrades are a stylish modern kitchen, along with two en-suite shower rooms and family bathroom, with good quality finishes supplied by Mandarin Stone.

The village of St. Arvans is ever popular and located close to the historic town of Chepstow as well as the world-famous Wye Valley.

#### OPEN PLAN LIVING/DINING ROOM/KITCHEN

##### KITCHEN AREA

**3.86m x 3.30m (12'8" x 10'10")**

With window and door to side elevation with attractive rural views. An excellent range of modern units with ample work surfacing over. One and a half bowl sink unit with mixer tap. Inset induction hob with extractor over and eye level double oven. Integrated fridge/freezer and dishwasher. Useful breakfast bar. Leading to: -

##### LIVING/DINING AREA

**7.24m x 5.56m maximum (23'9" x 18'3" maximum)**

A most attractive main reception area with dual aspect windows with attractive rural views. Fireplace with wood burning stove.

##### INNER HALLWAY

##### UTILITY ROOM

Oil fired central heating boiler. Space and plumbing for washing machine. With door to side elevation.

##### BEDROOM 1

**3.89m x 5.36m maximum (12'9" x 17'7" maximum)**

With window to rear elevation. Access to: -

##### EN-SUITE SHOWER ROOM

Stylishly appointed with vanity wash basin, low level WC and step-in shower. Attractive good quality marble tiling to walls and flooring. Frosted window to side elevation.

##### BEDROOM 2

**3.89m x 2.95m (12'9" x 9'8")**

With window to rear elevation.

##### BEDROOM 3

**2.92m x 2.77m (9'7" x 9'1")**

With window to side elevation. Access to: -

##### EN-SUITE SHOWER ROOM

Tastefully appointed with an excellent three-piece suite to include step-in shower, low level WC and wash hand basin. Attractive tiling to walls and flooring.

##### FAMILY BATHROOM

Appointed with panelled bath, low level WC and wash hand basin. Part-tiled walls and tiled flooring.

##### OUTSIDE

##### GARDENS AND GROUNDS

22 Laurel Park stands in attractive mature gardens, being approached by its own private brick paved driveway, giving access to a single car garage. The gardens otherwise are principally laid to lawn, to the rear with seating area and noteworthy as the gardens on the west of the property adjoin open countryside with beautiful rural views.

##### GARAGE

With up and over door, power and light.

##### SERVICES

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

