



### DIRECTIONS

From our Chepstow office proceed up the High Street, through the town arch turning right onto Welsh Street, Continue up Welsh Street passing The Dell junior school and Chepstow Comprehensive and Leisure Centre on the right hand side, taking the last left turn prior to the racecourse roundabout into Piercefield Avenue.

### SERVICES

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

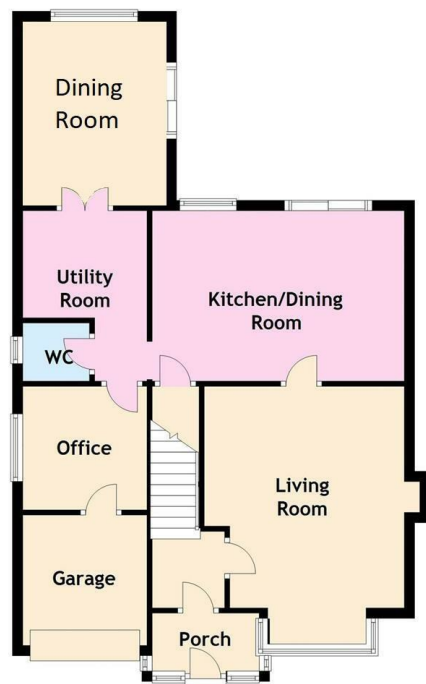
Council Tax Band F.

### TENURE - FREEHOLD

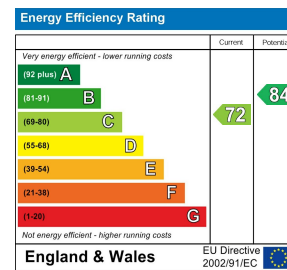
You are recommended to have this verified by your legal advisors at your earliest convenience.



### Ground Floor



### First Floor



**12 PIERCEFIELD AVENUE, CHEPSTOW,  
MONMOUTHSHIRE, NP16 5JB**



**£440,950**

Sales: 01291 629292

E: sales@thinkmoon.co.uk

**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.

12 Piercefield Avenue comprises a detached four bedroom house which has been extended to the rear to provide additional accommodation and is located in the ever popular Piercefield Avenue cul-de-sac, on the outskirts of Chepstow, giving easy access to the town centre as well as local schools, shops and other amenities.

The accommodation briefly offers to the ground floor entrance hall, good size living room, open plan kitchen/family room, cloakroom/WC, utility room and extension to provide dining room or additional bedroom, the vendors have sub-divided the garage to create an office area, while still retaining garage storage to the front. To the first floor are four bedrooms and family bathroom.

## GROUND FLOOR

### ENTRANCE HALL

With door to front elevation. Stairs off: -

### LIVING ROOM

**4.95m x 3.91m maximum (16'2" x 12'9" maximum)**

Bay window to front elevation and feature fireplace.

### KITCHEN/FAMILY ROOM

**4.93m x 3.28m (16'2" x 10'9")**

Good size space with French doors and window to rear garden. Range of base and eye level storage units with ample work surfacing over. Belfast sink with chrome mixer tap. Four ring electric hob with extractor over and eye level double oven. Space for upright fridge/freezer. Understairs storage/pantry.

### UTILITY ROOM

A range of cupboards, space and plumbing for washing machine and dish washer. Stainless steel two bowl and drainer sink unit with mixer tap. Courtesy door to office (2.41m x 2.39m) and garage.

### CLOAKROOM/WC

With low level WC and wash hand basin.

### DINING ROOM

**3.56 x 2.79 (11'8" x 9'1")**

The property was extended to the rear to create a useful dining room with French doors to garden and window to rear elevation.

## FIRST FLOOR STAIRS AND LANDING

### BEDROOM 1

**3.84m x 4.27m maximum (12'7" x 14'0" maximum)**

A good size main bedroom with two windows to front elevation.

### BEDROOM 2

A double bedroom with window to front elevation.

### BEDROOM 3

**4.06m x 2.39m (13'3" x 7'10")**

With window to rear elevation.

### BEDROOM 4

**2.82m x 2.74m (9'3" x 8'11")**

With window to rear elevation.

### FAMILY BATHROOM

Appointed with a three-piece suite comprising panelled bath with shower over and glass screen, low level WC and wash hand basin. Tiling to walls. Window to side elevation.

## OUTSIDE

### GARDENS

To the front with parking area and driveway giving access to garage which has been subdivided to create an office area as well as smaller store area.

To the rear a good size level garden, which is laid to lawn with decked seating area, enjoying a sunny aspect.

### SERVICES

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

