



DIRECTIONS

From our Chepstow office proceed to the main St. Lawrence roundabout, take the third exit and continue on the A48 passing St. Pierre Country Park to the next roundabout. Take the second exit and stay on the A48, proceed on this road for approximately five miles turning right just after The Groes Wen Inn. On to Market Road taking the second turning right into Arcade Road then take the second turning right into Seymour Avenue, where following the numbering you will find the property.

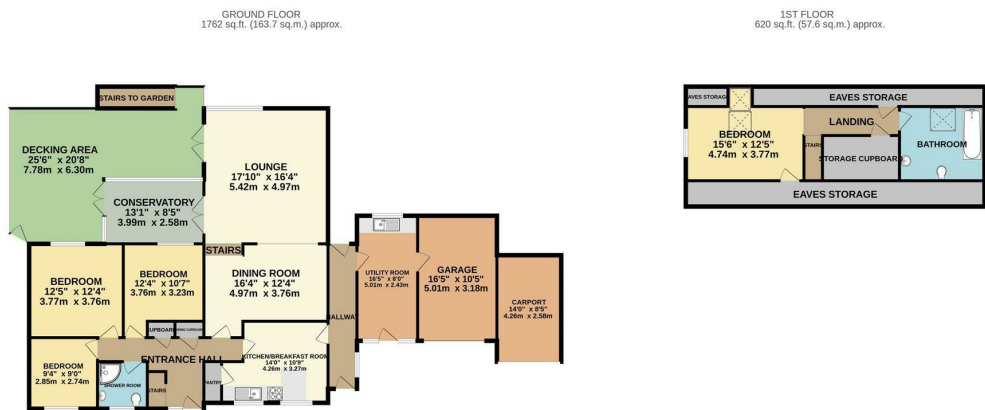
SERVICES

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.



TOTAL FLOOR AREA: 2381 sq.ft. (221.2 sq.m.) approx.
Whilst 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**7 SEYMOUR AVENUE, PENHOW, CALDICOT,
MONMOUTHSHIRE, NP26 3AG**

4 2 3 D

£475,000

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.

Situated in this ever-popular village location within walking distance of a village shop and retaining excellent access to both Chepstow and Newport and M4 Motorway Network via the A48, 7 Seymour Avenue comprises an individually designed detached dormer-bungalow affording deceptively spacious and very versatile accommodation to be utilised as either a three or a four-bedroom home. The property would ideally suit a variety of markets to include professional couples requiring ample home working space and excellent commutable links, the family market needing sizeable living accommodation or indeed the retired market seeking a private and quiet setting within a sought-after village.

The accommodation briefly comprises: entrance hall, kitchen/breakfast room, lounge, dining room, conservatory, utility, three bedrooms and shower room, whilst to the first floor there is a fourth bedroom with dressing area and en-suite bathroom. Further benefits include private driveway to the front providing parking for up to four vehicles, car port, single garage and a generous rear garden including sizeable decking area enjoying far-reaching views to the Severn Estuary.

The property is situated in Parc Seymour, a popular and most sought-after village location on the edge of Wentwood Forest with its own local store & village café conveniently positioned just off the A48 providing excellent transport access to the M48 and M4 Motorways with direct links westbound to Newport (10 miles) and Cardiff (22 miles) and eastbound to Bristol (25 miles). The property is situated within the Caerleon and Langstone school catchment areas. The old market town of Chepstow and Caldicot offer an extensive range of amenities as well as railway stations which provide regular rail links to Cardiff, Swansea, Bristol, Birmingham and London. The renowned Wentwood Forest, Wye Valley & Forest of Dean are a short distance away.



OUTSIDE

The front of the property is an extensive driveway providing parking for up to four vehicles. There is also a very useful storage unit, car port and up and over door leading into the single garage. Pedestrian access leads down the side to the rear garden which is of a generous size and set out in three parts. The first being a spacious decked terrace providing fantastic space for dining and entertaining. Steps lead down to a further level area with patio and artificial lawn bordered by a range of mature trees and shrubs. At the rear there is sizeable grassed area with pedestrian gated access leading to village centre.

SERVICES

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



FIRST FLOOR

Stairs to :-

BEDROOM ONE

4.74m x 3.77m (15'6" x 12'4")

A good size principal bedroom with window to the side elevation and two Velux windows out to the rear enjoying far-reaching views. Useful eaves storage. Open to a storage area with hanging rail and door into:

EN-SUITE

A generous bathroom with suite to comprise corner bath with shower attachment and tiled surround, WC and pedestal wash hand basin. Velux window.



GROUND FLOOR

ENTRANCE HALL

Accessed via uPVC front door which leads into a welcoming hall with staircase leading to the first floor and open access into the inner hall which benefits two built-in storage cupboards.

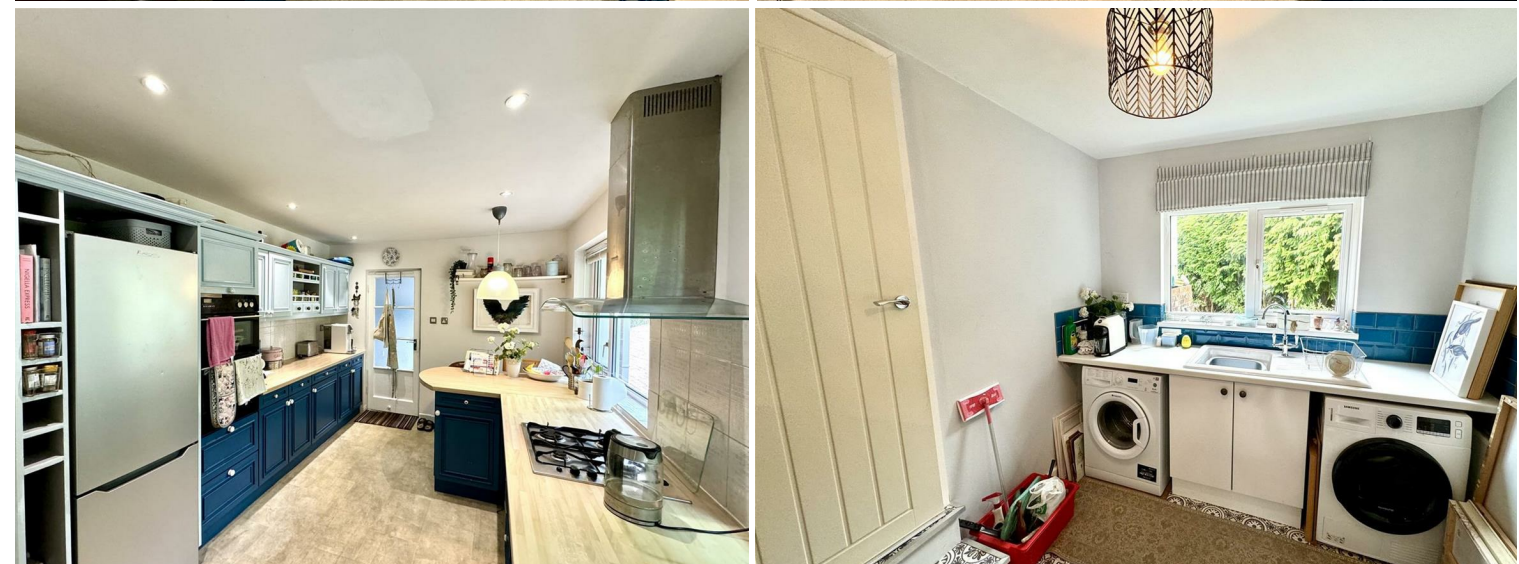
KITCHEN/BREAKFAST ROOM

4.26m x 3.27m (13'11" x 10'8")

Appointed with an extensive range of fitted base and eye level storage units with wood effect laminate worktops over and tiled splash back. Inset one and a half bowl and drainer sink unit. Integrated four ring gas hob with extractor hood over as well as oven and separate grill. There is space for a fridge freezer and dishwasher. At the far end of the room there is a breakfast bar and door leading into the side lobby. There is a useful pantry and two windows looking out to the front elevation.

SIDE HALLWAY

Covered walkway with a door to the front and separate door leading out to the rear garden. A third door and step-down leads into:



UTILITY ROOM

5.01m x 2.43m (16'5" x 7'11")

A generous size with fitted base units, laminate worktops with tiled splash back. Inset one bowl and drainer stainless steel sink unit. Space for washing machine and tumble dryer. There is plenty of storage space in this room and a frosted door leads out to the front of the property as well as a window looking out to the rear aspect. A door leads into the integral single garage which has an up and over door to the front.

DINING ROOM

4.97m x 3.76m (16'3" x 12'4")

Accessed off the inner hall, this is a well proportioned reception space with a feature log-effect gas fire and open access with step down to:

LOUNGE

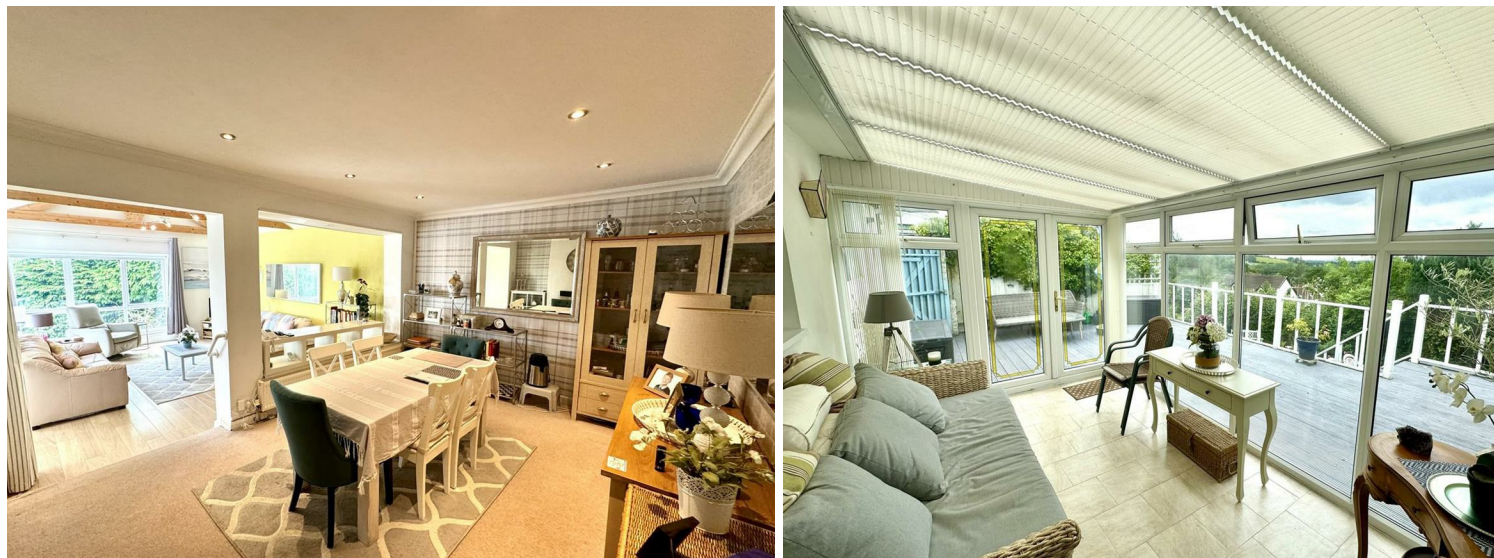
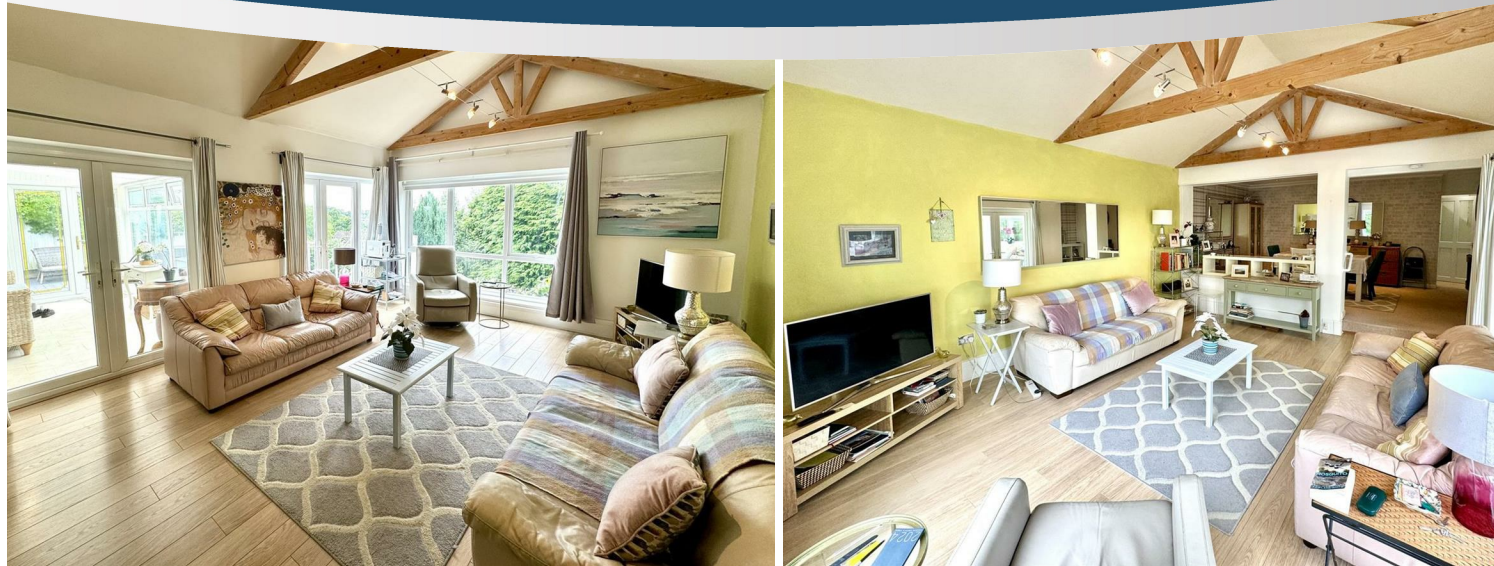
5.42m x 4.97m (17'9" x 16'3")

A fantastic and sizeable reception room enjoying a vaulted ceiling with decorative beams. Double aspect to the rear and the side as well as a door leading into:

CONSERVATORY

3.99m x 2.58m (13'1" x 8'5")

Providing an additional seating area with uPVC double glazing. Tiled flooring and French doors leading out to the rear terrace.



BEDROOM TWO

3.77m x 3.76m (12'4" x 12'4")

Accessed off inner hall, a generous bedroom with window to rear elevation.

BEDROOM THREE

3.76m x 3.23m (12'4" x 10'7")

With a window to the rear elevation.

BEDROOM FOUR

2.85m x 2.74m (9'4" x 8'11")

Versatile use and could be a home office. Window to the front elevation.

SHOWER ROOM

A modern suite to comprise corner shower cubicle with shower unit, low level WC and wash hand basin inset to vanity unit with mixer tap. Part tiled walls and tiled floor. Frosted window to front elevation.

