



DIRECTIONS

From our Chepstow office proceed up Welsh street, taking the third turning left into the Upper Mount Way cul-de sac, where you will find number 39 on your right.

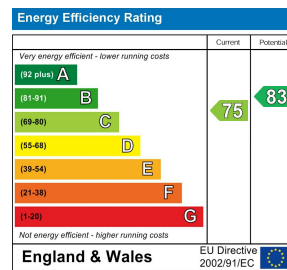
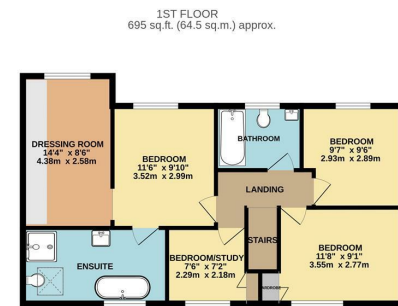
SERVICES

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

Council Tax Band G

TENURE - FREEHOLD

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



TOTAL FLOOR AREA: 1635 sq.ft. (151.9 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 for 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. Made with Metropex (2024)



39 MOUNT WAY, CHEPSTOW, MONMOUTHSHIRE, NP16 5NF



£625,000

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.

39 Mount Way comprises a detached family house, originally constructed by Bovis Homes occupying an enviable location in this quiet, sought after town centre cul-de-sac. The vendors have extended the property to create additional accommodation along with an upgrade throughout, providing stylish and comfortable living space. The property briefly offers to the ground floor: - entrance hall, spacious drawing room with French doors to rear garden, cloakroom/WC, a fantastic open plan kitchen/family/dining room, utility room and integral garage. To the first floor a most impressive principal bedroom benefiting from en-suite bathroom with additional walk-in dressing room, three further bedrooms and family bathroom complement the rest of the accommodation to this floor.

The gardens are manageable and well-presented with double driveway to the front.

GROUND FLOOR

ENTRANCE HALL

Attractive return window. Stairs off with oak balustrade.

CLOAKROOM/WC

Updated with vanity wash basin and low-level WC. Ample storage space. Window to rear.

DRAWING ROOM

5.69m x 3.61m (18'8" x 11'10")

A bright and airy reception room with window to front elevation and French doors to rear garden.

KITCHEN/FAMILY/DINING ROOM

5.69m x 5.31m (18'8" x 17'5")

A most impressive open plan kitchen/family/dining area, offering spacious, modern and light space. The kitchen has been extensively appointed with modern units with stone Luxor work surfacing over, complete with breakfast bar. Four ring electric hob and eye level double oven. Integrated dishwasher and fridge/freezer. One and a half bowl sink unit. Window to rear elevation with further windows to the front and bi-fold doors to rear garden. The family/dining area is also well presented and offers excellent family space.

UTILITY ROOM

With deep stainless steel wash basin, space for washing machine, windows to rear and side elevations. Courtesy door to garage.

FIRST FLOOR STAIRS AND LANDING

PRINCIPAL BEDROOM SUITE

A most impressive bedroom suite comprising: -

BEDROOM

3.56m x 3.45m (11'8" x 11'4")

A lovely double bedroom with window to rear elevation.

DRESSING ROOM

4.47m x 2.51m (14'8" x 8'3")

A spacious area with window to rear elevation.

EN-SUITE BATHROOM

4.17m x 2.13m (13'8" x 7')

Most impressively presented with an excellent range of fittings to include free-standing bath, large step-in shower cubicle, vanity wash hand basin and low-level WC. Complemented by tiling to floors and walls. With window to front elevation and Velux rooflight.

BEDROOM 2

3.56m x 2.77m (11'8" x 9'1")

A double bedroom with window to front elevation. Built-in wardrobe.

BEDROOM 3

2.95m x 3.05m (9'8" x 10')

A double bedroom with window to rear elevation.

BEDROOM 4/STUDY

2.21m x 2.13m (7'3" x 7')

With window to front elevation.

FAMILY BATHROOM

Tastefully updated with a three-piece suite comprising panelled bath with shower over, low level WC and vanity wash hand basin. Tiled splashbacks and flooring. Window to rear.

OUTSIDE

GARAGE

Integral single car garage with electric roller shutter door. Power and lighting.

GARDENS

To the front laid to lawn with double brick paved driveway offering ample parking. To the rear a well-enclosed manageable garden with attractive sun terrace and level seating area, complemented by inset garden lighting.

SERVICES

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

