



DIRECTIONS

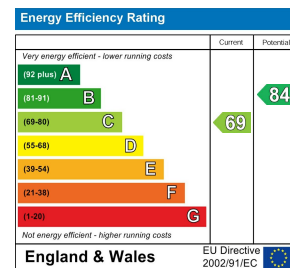
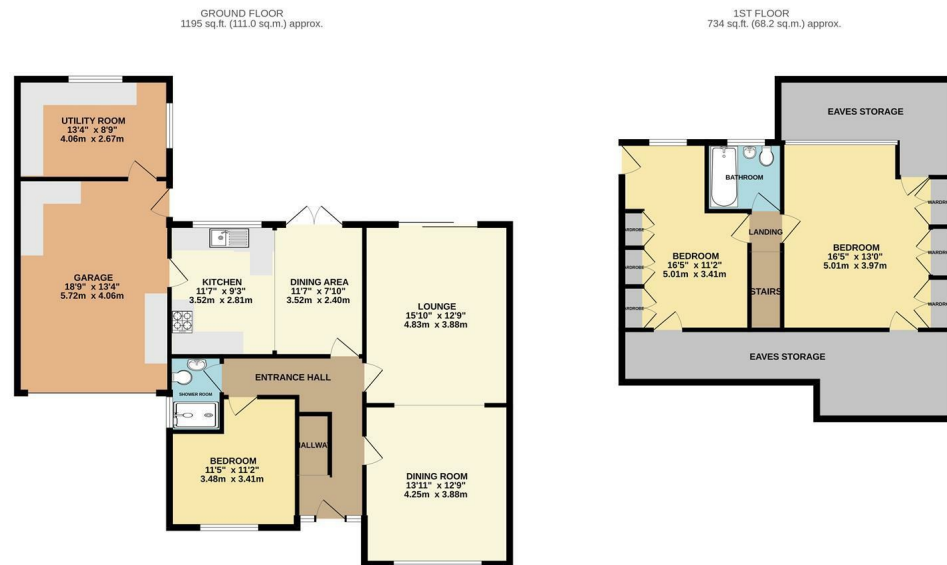
From Chepstow High Street proceed through the town arch turning right onto Welsh Street. Continue along Welsh Street taking the fourth turning on your left into Kingsmark Lane and then take the second turning on your right into Park View, where you will find this property in the cul-de-sac on your left-hand side.

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: 1929 sq.ft. (179.2 sq.m.) approx.
While 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.
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**13 PARK VIEW, CHEPSTOW, MONMOUTHSHIRE,
NP16 5NA**



£529,950

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.

13 Park View occupies an attractive position in this sought-after, quiet cul-de-sac and benefits from south-west facing gardens to the rear. The accommodation at 13 Park View is both spacious and flexible and briefly comprises to the ground floor entrance hall, open plan sitting/dining room, updated kitchen, bedroom, and wet room and to the first floor two further double bedrooms and attractive family bathroom. The property also benefits from off-road parking and a double garage with utility room to the rear. The private rear garden has an array of mature trees and shrubs along with a patio and various pleasant seating areas.

Situated within this popular residential area close to all the local amenities to be found at Chepstow, you will also find good junior and comprehensive schools nearby, bus and rail links, with the A48, M4, M48 and M5 motorway networks bringing Newport, Cardiff, Bristol, Cheltenham and Gloucester within commuting distance.

GROUND FLOOR

ENTRANCE HALL

Composite front door with two full length glass panels. Traditional parquet flooring. Stairs to first floor.

BEDROOM 3

3.93m x 3.45m (12'10" x 11'3")

A spacious double bedroom with large picture window overlooking the front garden.

WET ROOM

Frosted window to side elevation. Wash hand basin inset to vanity storage unit with chrome mixer tap, low level WC and electric shower. Chrome heated towel rail. Aqua boarding to the walls and tiled flooring.

OPEN PLAN KITCHEN/DINER

5.8m x 3.30m (19'0" x 10'9")

Super light and airy open plan kitchen/diner. Appointed with a range of base and eye level storage units with ample work surfacing over and peninsular breakfast bar. Inset one and a half bowl and drainer sink unit with mixer tap. Fitted appliances include 4 ring gas hob with extractor over and double oven below, fridge and two drawer dishwasher. Tiled splashbacks. French doors and window to rear elevation. Door to :-

GARAGE

A spacious garage with up and over door. Power and lighting. Door to rear garden. Wall mounted gas boiler. To the rear of garage is a :-

UTILITY ROOM

Appointed with a range of base and eye level storage units with ample work surfacing over. Inset two bowl and drainer sink unit with mixer tap. Space for washing machine. Window to side and rear elevations.

OPEN PLAN SITTING/DINING ROOM

3.93m x 9.27m (12'10" x 30'4")

SITTING AREA

A spacious and light reception room with patio doors leading to the rear garden. Feature fireplace with gas fire. Archway to :-

DINING AREA

A spacious room with large picture window to the front elevation.

FIRST FLOOR STAIRS AND LANDING

BEDROOM 1

4.03m x 5.11m (13'2" x 16'9")

A spacious double bedroom with built-in wardrobes. Window to rear elevation overlooking the garden. Eaves storage space.

BEDROOM 2

3.33m x 5.10m (10'11" x 16'8")

A spacious double bedroom with built-in wardrobes. Window to rear elevation overlooking the garden. Eaves storage space and loft access point.

BATHROOM

Appointed with a three-piece suite to include panelled bath with curved glass shower screen and electric shower over, wash hand basin and low level WC inset to vanity storage unit. Frosted window to rear elevation.

OUTSIDE

To the front is a driveway offering parking for several vehicles leading to the large garage, lawned area with mature borders with pathway leading to front door. To the rear is a very pretty garden with a range of mature flowers and shrubs as well as chipped area. Spacious patio area perfect for entertaining and covered seating area.

SERVICES

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

