



DIRECTIONS

From Chepstow town centre proceed up Moor Street, turning left onto the A48. Proceed to the traffic lights turning right prior to Tesco Supermarket. Take the first right hand turn and then first left proceeding up School Hill. Take the first left into Beaufort Place where you will find the property on the right-hand side.

SERVICES

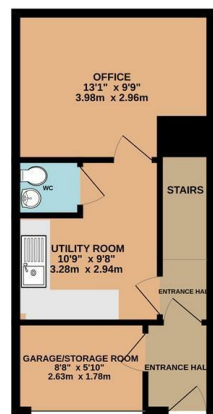
All mains services are connected, to include mains gas central heating.
Council Tax Band E

TENURE - FREEHOLD

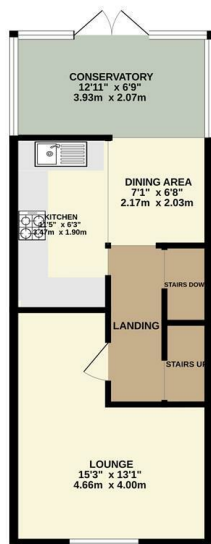
You are recommended to have this verified by your legal advisors at your earliest convenience.



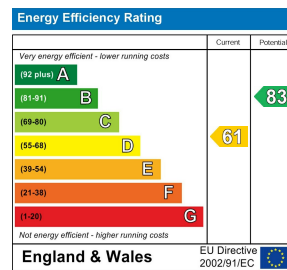
ENTRANCE GROUND FLOOR
311 sq ft. (28.8 sq m.) approx.



1ST FLOOR
432 sq ft. (40.2 sq m.) approx.



TOP FLOOR
345 sq ft. (32.1 sq m.) approx.



TOTAL FLOOR AREA: 1108 sq ft. (103.0 sq m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plans are 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.
Made with Metropix ©2024



16 BEAUFORT PLACE, CHEPSTOW, MONMOUTHSHIRE, NP16 5PE



£359,000

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.

Moon & Co are delighted to offer to the market 16 Beaufort Square, a beautifully presented mid-terrace townhouse situated within a popular area of Chepstow and being a short walk from the town centre. The current owners have updated and modernised the property, including converting the garage into a storage room, utility room with WC and an extra rear room which is currently being used as the home office/spare bedroom. To the first floor there is an open plan kitchen/diner leading to the garden room with access to the garden, sitting room with views towards the castle. To the second floor are two double bedrooms, a single bedroom and family bathroom. Outside the property benefits from a private driveway providing parking for one vehicle and an additional off-road allocated parking space. To the rear a private terraced garden.

Being situated in Chepstow a range of local facilities are close at hand to include primary and secondary schools, shops, pubs and restaurants. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within commuting distance.

GROUND FLOOR

ENTRANCE PORCH

uPVC half glazed door to front elevation. Wood effect flooring. Door to :-

INTEGRAL GARAGE/STORAGE AREA 2.63m x 1.78m (8'7" x 5'10")

With up and over door, power and lighting.

RECEPTION HALL

Stairs to first floor. Wood effect flooring. Door to :-

UTILITY ROOM

3.28m x 2.94m (10'9" x 9'7")

Appointed with a good range of base and eye level storage units with marble effect work tops over. Inset one bowl and drainer sink unit with chrome mixer tap. Space for washing machine and tumble dryer. Wood effect flooring.

GROUND FLOOR WC

Appointed with a two-piece suite to include low level WC and wall mounted wash hand basin with chrome mixer tap. Tiled splashback. Ceramic tiled flooring.

HOME OFFICE

3.98m x 2.97m (13'0" x 9'8")

A sizeable space with wood effect flooring. Currently being used as an additional bedroom.

FIRST FLOOR STAIRS AND LANDING

KITCHEN/DINER

3.97m x 3.67m (13'0" x 12'0")

Appointed with a range of base and eye level kitchen units with wood effect work tops over. Inset one bowl and drainer sink unit with mixer tap. Fitted appliances include four ring electric hob with extractor over and oven below. Subway tiled splashbacks and ceramic tiled flooring. Plenty of space for a dining table.

GARDEN ROOM

3.64m x 1.91m (11'11" x 6'3")

A lovely bright and airy space with French doors to the rear garden. Ceramic tiled flooring.

LOUNGE

4.66m x 4.00m (15'3" x 13'1")

A bright 'L' shaped room with uPVC window to front elevation with views towards the River Wye and beyond. Wood effect flooring.

SECOND FLOOR STAIRS AND LANDING

Spacious storage cupboard. Loft access point.

BEDROOM 1

4.01m x 2.76m (13'1" x 9'0")

A double bedroom with panel detail. uPVC window to front elevation with views towards Chepstow Castle.

SHOWER ROOM

Appointed with a three-piece suite to include double shower unit with chrome rain fall shower over, wash hand basin with chrome mixer tap and low level WC inset into vanity storage unit. Lime washed wood effect flooring.

BEDROOM 2

3.25m x 1.88m (10'7" x 6'2")

A double bedroom with window to rear elevation.

BEDROOM 3

2.16m x 1.97m (7'1" x 6'5")

A single bedroom with window to rear elevation.

OUTSIDE

To the front the property has one parking space directly in front of the property and another one opposite. To the rear is a private and pretty terraced south west facing garden with patio area with stone chipped borders and steps up to a terraced rockery area.

SERVICES

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

