



DIRECTIONS

From our Chepstow office proceed up High Street, through the Archway taking right hand turn into Welsh Street. Proceed along Welsh Street, where you will find the property on your right hand side just before the turning into St. Maur Gardens.

SERVICES

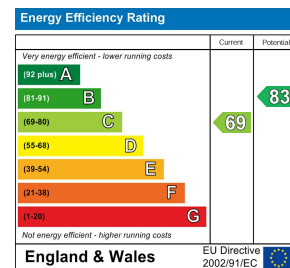
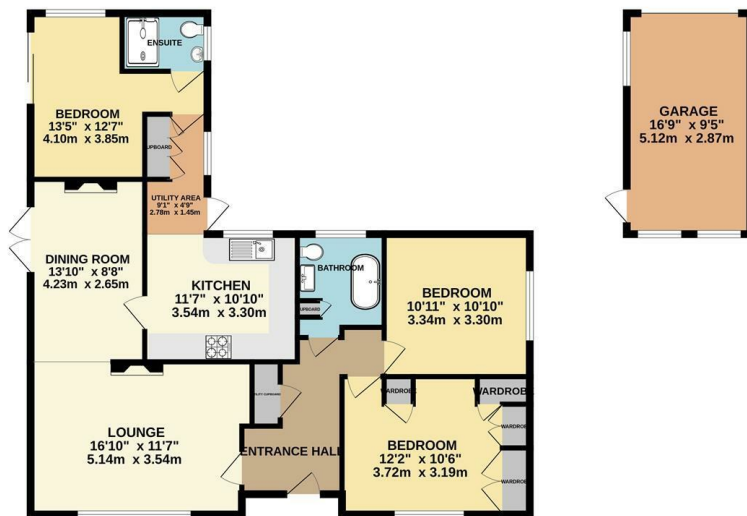
All mains services are connected to include mains gas central heating.
Council Tax Band F.

TENURE - FREEHOLD

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



GROUND FLOOR
1175 sq.ft. (109.1 sq.m.) approx.



TOTAL FLOOR AREA: 1175 sq.ft. (109.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, sections, areas and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 operation or efficiency can be given.
Made with Homplan 02/09

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.



**CRUACHAN, WELSH STREET, CHEPSTOW,
MONMOUTHSHIRE, NP16 5LS**



£499,950

**Sales: 01291 629292
E: sales@thinkmoon.co.uk**

Offered to the market for the first time in 30 years, Cruachan comprises an immaculately presented, detached bungalow occupying a sizeable plot with level access from the rear leading to driveway and garage. Situated in an elevated position affording far-reaching views, within this most sought-after location just a short walking distance to Chepstow town centre and its extensive range of amenities, transport links and schooling. The property affords deceptively spacious and fantastic versatile living accommodation with the option for multi-generational living if required. The well-planned layout comprises a reception hall, lounge, dining room, kitchen, utility, three double bedrooms (one benefitting from en-suite) and a family bathroom. Further benefits include beautifully maintained wrap-around gardens with several areas to sit and entertain including a fantastic further level garden at the rear, as well as a private driveway and single garage. The current owners have significantly updated the property in recent years to include high quality fixtures and fittings, recently updated kitchen including integrated appliances and contemporary units and worktops, along with recently updated en-suite and bathroom, upgraded flooring, a feature wood burner in the lounge and feature electric fire in the dining room with general neutral decoration throughout.

Being situated in Chepstow a range of local facilities are close at hand to include local primary and secondary schools, a range of supermarkets, pubs, restaurants, doctors and dentists surgeries. 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.

RECEPTION HALL

Half glazed frosted panelled front door and frosted window to front elevation. Storage cupboard. Doors off: -

LOUNGE

5.13m x 3.53m (16'10" x 11'7")

Fantastic reception space with picture window to front elevation. Feature inset wall mounted wood burner. Open to: -

DINING ROOM

4.22m x 2.64m (13'10" x 8'8")

A good size room with French doors to the side patio area. Feature wall mounted electric fire. Door to: -

KITCHEN

3.53m x 3.30m (11'7" x 10'10")

Recently updated by the current owners and offers a contemporary range of base and eye level storage units with display glass cabinets and granite effect work surfacing. Inset one and half bowl sink unit with mixer tap. Inset 5 ring electric induction hob with extractor hood over. Eye level NEFF single steam oven with slide and hide door and a separate combi-microwave/oven and grill with warming drawer. Integrated washing machine, dishwasher and fridge freezer. The kitchen boasts inset spotlights to ceiling, under counter lighting as well as kick board lighting. Window to rear elevation. Access to: -

UTILITY AREA

With a range of fitted larder style cupboards. Door and window to side elevation. Door to: -

BEDROOM 1

4.09m x 3.84m (13'5" x 12'7")

With patio door to side garden and frosted window to rear elevation. Access to: -

EN-SUITE SHOWER ROOM

Appointed with a three piece suite to include low level WC, pedestal wash hand basin and shower cubicle. Heated towel rail. Aqua board to walls. Frosted window to side elevation.

BEDROOM 2

3.71m x 3.20m (12'2" x 10'6")

A double bedroom with a range of fitted furniture. Window to front elevation.

BEDROOM 3

3.33m x 3.30m (10'11" x 10'10")

A good size bedroom with window to rear.

FAMILY BATHROOM

Comprising a recently updated contemporary suite to include freestanding roll top bath, low level WC and wash hand basin both inset into vanity unit. Frosted window to rear elevation.

OUTSIDE

The front the property benefits pedestrian gated access from Welsh Street with steps leading up to a pathway which in turn leads to the front entrance door. The front garden comprises area laid to lawn with a range of mature plants, trees and shrubs. There is a sizeable garden area to one side again mainly laid to lawn and also with a spacious patio area perfect for dining and entertaining. The grounds offer a great degree of privacy. There is access to either side of the property which leads to the rear and the rear garden comprises a further garden area with a level lawn and smaller patio area, again offering a dining/seating area if desired. There is a side door leading into the single garage with electric roller shutter door to front. The rear benefits level access into the property.

SERVICES

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

