



DIRECTIONS

From our Chepstow office proceed through the town arch into Moor Street. At the main road junction bear left and then immediately right into Garden City Way, taking the third turning right into Rockfield Road then immediately right into the driveway of Mayhill.

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.



**MAYHILL, ROCKWOOD ROAD, CHEPSTOW,
MONMOUTHSHIRE, NP16 5DT**

4 2 3 C

£595,000

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.

Mayhill comprises an individually designed and constructed detached house dating from the 1970's, enjoying a very convenient position close to Chepstow's town centre whilst standing within its own large private mature gardens. Garden City is a well-respected part of Chepstow giving easy walking access to the town centre.

Being situated in Chepstow, a number of facilities are close at hand to include local primary and secondary schools, doctors, dentists and a range of pubs and restaurants. There are good bus, road and rail links with the A48, M4 and M48 motorway networks close at hand.

GROUND FLOOR

ENTRANCE PORCH

With door and window to front elevation.

ENTRANCE HALL

Stairs to first floor. Understairs storage cupboard.

SHOWER ROOM

Appointed with a three-piece suite comprising vanity wash hand basin, low level WC and shower cubicle. Part tiled walls. Window to side elevation.

LIVING ROOM

6.71m x 9.45m (22' x 31')

A spacious and airy reception room with feature fireplace. Window to front elevation and French doors to side. Door to:-

GARDEN ROOM

3.40m x 3.30m (11'2" x 10'10")

A most pleasant triple aspect room with views towards the Severn Estuary and across the mature gardens. Tiled flooring. Patio doors to side.

KITCHEN

4.37m x 3.12m (14'4" x 10'3")

Appointed with a range of base and eye level storage units with ample work surfacing over. Inset one and a half bowl and drainer sink unit with mixer tap. Integrated five ring gas hob with electric oven, dishwasher and fridge/freezer. Part tiled walls. Useful under stairs pantry. Adjacent to the rear door is a useful storage area with space for washing machine and tumble dryer. Archway to :-

DINING ROOM

4.29m x 3.05m (14'1" x 10')

With windows to side and rear elevations.

FIRST FLOOR STAIRS AND LANDING

With window to side elevation. Airing cupboard.

BEDROOM 1

5.38m x 3.45m (17'8" x 11'4")

A spacious double bedroom with windows to front and side elevations with attractive views.

BEDROOM 2

3.96m x 3.58m (13' x 11'9")

A double bedroom with a range of built-in wardrobes. Windows to rear and side elevations.

BEDROOM 3

3.35m x 2.13m (11' x 7')

With window front elevation. Drop down access ladder to loft space which is part boarded with shelving storage.

BEDROOM 4

2.18m x 1.78m (7'2" x 5'10")

A single bedroom or home office with window to rear elevation.

FAMILY BATHROOM

Appointed with a three-piece suite comprising bath with shower over, low level WC and wash hand basin. Tiled finish to walls. Window to rear elevation.

OUTSIDE

GARAGE AND PARKING

The property benefits from a single car garage with parking in front.

GARDENS

The property stands in sloping gardens which are attractively landscaped, taking in the location and pretty views. Immediately surrounding the house is a lawned area along with terraced area with mature trees, shrubs and flower borders. To the rear is a sloping lawn up to a higher-level terraced area with commanding views of the Severn Estuary and towards Gloucestershire.

SERVICES

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

