



### DIRECTIONS

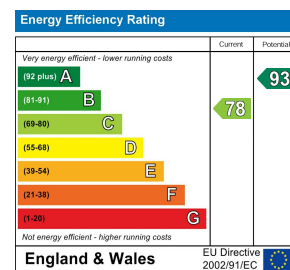
From Chepstow town centre proceed up the High Street, through the town arch, continuing up Moor Street turning right onto the A48. At the roundabout, take the second exit onto the slip road. Proceed towards the Severn Bridge, taking the first exit off the roundabout to the next roundabout, taking the third exit passing Tesco Express on your right-hand side. Take the next right turn, then the second left, proceed to the end of the development where you will find the property on the left-hand side.

### SERVICES

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

### TENURE - FREEHOLD

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



**28 JAMES STEPHENS WAY, CHEPSTOW,  
MONMOUTHSHIRE, NP16 5GE**



**£229,950**

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.



28 James Stephens Way is a semi-detached property, occupying a pleasant position within this quiet cul-de-sac, located within a popular residential area. The property briefly comprises to the ground floor - kitchen, sitting room and WC and to the first floor - two bedrooms and a family bathroom. The property benefits from off-road parking and a single garage and is also noteworthy for enjoying a south-westerly aspect to the rear, ensuring a nice sunny garden.

The property itself is situated a short distance away from the local amenities at Thornwell with the market town of Chepstow being close at hand and offering its attendant range of facilities. There are also bus and rail links as well as the M48 motorway bringing Newport, Cardiff and Bristol within commuting distance. Furthermore the property is offered to the market with no onward chain and viewing comes highly recommended.

## GROUND FLOOR

### ENTRANCE HALL

With door to front elevation. Wood effect flooring. Stairs to first floor.

### GROUND FLOOR WC

Appointed with a two-piece suite to include low level WC and corner pedestal wash hand basin with chrome taps. Tiled splashbacks and wood effect flooring. Frosted window to front elevation.

### KITCHEN

**3.14m x 2.55m (10'3" x 8'4")**

Appointed with a good range of matching base and eye level storage units with granite effect work surfacing over. Inset one and a half bowl and drainer stainless steel sink unit with chrome mixer tap. Four ring gas hob with extractor over and electric oven below. Space for washing machine, dishwasher and fridge/freezer. Ceramic tiled flooring. Wall mounted gas boiler. Window to front elevation.

### SITTING ROOM

**4.39m x 3.66m (14'4" x 12'0")**

French doors and window to rear garden. Handy understairs storage cupboard. Wood effect flooring.

## FIRST FLOOR STAIRS AND LANDING

Window to side elevation. Airing cupboard.

### BEDROOM 1

**3.34m x 3.50m (10'11" x 11'5")**

A double bedroom with window to front elevation. Door leading to :-

### WALK-IN STORAGE ROOM

**1.7m x 1.5m (5'6" x 4'11")**

A walk-in storage room with window to front elevation and chrome heated towel rail but could easily be converted back into an en-suite shower room.

### BEDROOM 2

**3.32m x 2.33m (10'10" x 7'7")**

A bright bedroom with window to rear elevation. Loft access point.

### BATHROOM

Appointed with a three-piece suite to include pedestal wash hand basin with chrome taps, low level WC and panelled bath with chrome taps and shower over. Part-tiled walls. Chrome heated towel rail. Frosted window to rear elevation.

### OUTSIDE

To the front low maintenance garden with hedge to boundary. To the side is a level garden laid to artificial grass, to the rear is a patio area with steps leading to lawned area and gate to a single car garage.

### GARAGE

With up and over door, power and lighting.

### SERVICES

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

