



DIRECTIONS

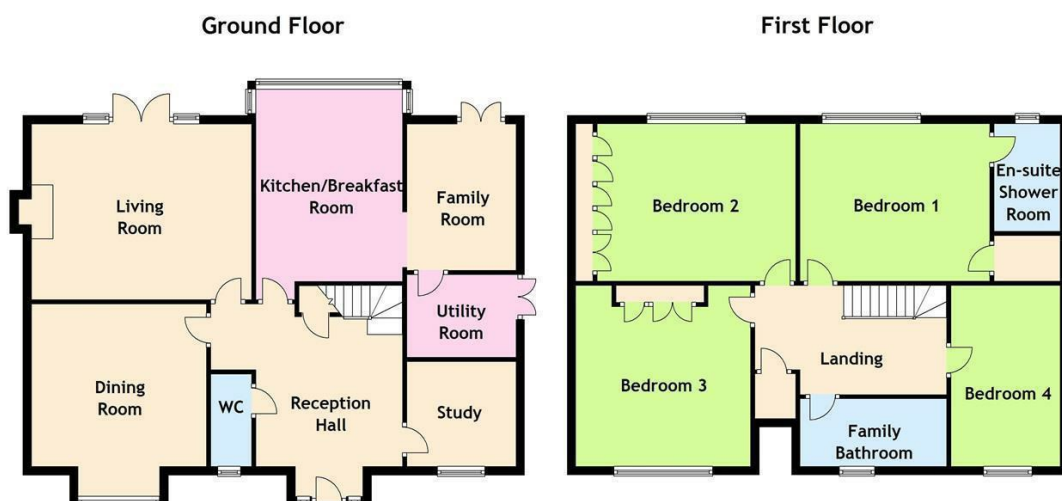
From our Chepstow office proceed up Welsh Street toward the racecourse roundabout, as you pass the school entrance on your right continue for approximately another 50 yards where you will see the entrance to The Cloisters on your right hand side.

SERVICES

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

TENURE - FREEHOLD

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



**4 THE CLOISTERS, CHEPSTOW, MONMOUTHSHIRE,
NP16 5UA**

4 **2** **3** **C**

£699,950

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.

The Cloisters comprises a spacious architect designed detached family house located at the head of a very quiet cul-de-sac having the benefit of town centre convenience yet with a rural feel. The property is well appointed throughout and has many attractive design features. The accommodation offers a large entrance hall, spacious living room with wood burning stove and doors to the rear garden, along with bi-fold doors to the large dining room. The kitchen is generously proportioned with a good range of storage units with built-in appliances, leading off this is the utility room and breakfast area with doors to the garden, there is also a study to the ground floor. To the first floor the property offers principal bedroom with updated en-suite shower room, two large double guest bedrooms, along with fourth guest bedroom with good storage and updated family bathroom.

The Cloisters is on the edge of Chepstow giving easy access to local schools, shops and other amenities, as well as Chepstow's motorway access to the M48 and being situated on the periphery of the famous Wye Valley.



OUTSIDE

GARAGE

A detached double garage with up and over door, power and light, being approached via a private driveway offering ample parking.

GARDENS AND GROUNDS

A delightful feature of this property are its attractive gardens, to the front with driveway and lawned area with flower borders being bounded by an attractive stone wall. To the rear the large private and sunny garden is both level and well stocked, with large lawned area, attractive paved patio area and mature borders.

SERVICES

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



BEDROOM 3

4.19m x 3.78m (13'9" x 12'5")

A double bedroom with a range of built-in wardrobes. Feature window to front elevation.

BEDROOM 4

4.06m x 2.59m max (exlcuding large built-in wardro (13'4" x 8'6" max (exlcuding large built-in wardrob)

A double bedroom with a built-in wardrobe. Window to front elevation.

BATHROOM

Stylishly updated with a four-piece suite comprising step-in shower, panelled bath, low level WC and wash hand basin. Fully tiled walls and flooring. Window to front elevation.

GROUND FLOOR

RECEPTION HALL

3.35m x 3.35m (11' x 11')

A spacious reception hall with window and glazed screen to front elevation. Stairs to first floor. Understairs storage cupboard. Wood flooring.

CLOAKROOM/WC

Updated with a two-piece suite to include vanity wash hand basin and low level WC. Part tiled walls and tiled flooring. Window to front elevation.

LIVING ROOM

5.11m x 4.29m (16'9" x 14'1")

Attractive, spacious and airy reception room with French doors to rear garden, feature Minster fireplace housing wood burning stove.

DINING ROOM

4.47m x 3.73m (14'8" x 12'3")

A good sized room with bay window to front elevation. Glazed bi-fold doors to the living room. Wood flooring



STUDY

2.57m x 2.49m (8'5" x 8'2")

Window to front elevation.

KITCHEN

4.70m x 3.35m (15'5" x 11')

Tastefully appointed with an extensive range of base and eye level storage units with ample work surfacing over. Feature deep full width bay window to rear elevation with attractive garden views. Integrated electric oven with 4 ring stainless steel gas hob with extractor hood over, fridge/freezer and dishwasher. Inset one and a half bowl sink unit. Wood flooring. Semi open plan to :-

BREAKFAST ROOM

3.18m x 2.51m (10'5" x 8'3")

With French doors to rear garden. Wood flooring.

UTILITY ROOM

Door to side elevation. Range of storage units with work surfacing over. Space for washing machine and tumble dryer. Wall mounted gas fired boiler providing domestic hot water and central heating.



FIRST FLOOR STAIRS AND LANDING

A spacious landing with doors to all first floor rooms.

PRINCIPAL BEDROOM

4.42m x 3.61m (14'6" x 11'10")

A double bedroom with useful walk-in wardrobe with courtesy light. Window to rear elevation with attractive garden views. Door to :-

EN-SUITE SHOWER ROOM

Updated with three-piece suite to include step-in shower, low level WC and wash hand basin. Fully tiled walls and flooring. Window to rear elevation.

BEDROOM 2

4.32m x 3.58m (14'2" x 11'9")

A double bedroom with a range of built-in wardrobes. Feature window to rear elevation.

