



DIRECTIONS

From the M4 leave the Coldra Roundabout at the exit for Chepstow (A48). Follow the A48 east, towards Chepstow. Go straight over the next roundabout and just as the road starts to incline, take the right-hand slip road 'Old Chepstow Road'. Proceed past the village hall on the left, taking the immediate right hand turning into The Nurseries, follow the road around to the right, where you will find the property on the right-hand side of the cul-de-sac.

SERVICES

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

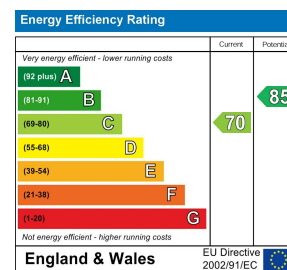
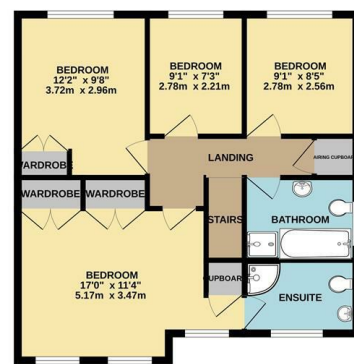
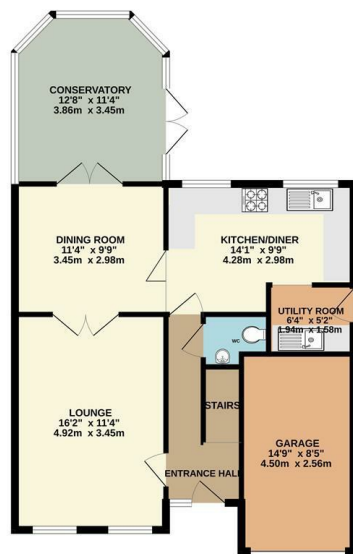
TENURE - FREEHOLD

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



GROUND FLOOR
794 sq.ft. (73.8 sq.m.) approx.

1ST FLOOR
628 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA: 1422 sq.ft. (132.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given for their condition or efficiency until they are given.
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**67 THE NURSERIES, LANGSTONE, NEWPORT,
MONMOUTHSHIRE, NP18 2NT**



£385,000

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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.

67 The Nurseries comprises a well-appointed and spacious detached home, situated within this popular residential location of Langstone. The property offers a reception hall, giving access to living room opening to dining room with further access to the conservatory, kitchen, utility room and ground floor WC. On the first floor is a family bathroom and four bedrooms, the principal of which has an en-suite with shower. The property benefits from off road parking for 2 cars and a single garage to the front, with private, enclosed gardens to the rear.

The property is situated in the village of Langstone with a range of local facilities close at hand, including a well-respected primary school, garden centre, garage and grocery shop. The Celtic Manor Resort is within a short drive offering a good range of restaurants, health clubs and a golf course. Several local retail parks are easily accessed, being only a few miles away. There are excellent bus, road and rail links with A48, M48 and M4 motorway networks, bringing Bristol, Cardiff, Newport and Chepstow within commuting distance.

GROUND FLOOR

ENTRANCE HALL

Door to front elevation. Understairs storage cupboard.

CLOAKROOM/WC

Low level WC and pedestal wash hand basin with chrome taps and tiled splashbacks.

SITTING ROOM

4.93m x 3.45m (16'2" x 11'4")

Two uPVC windows to front elevation. Feature fireplace with gas fire. Double doors to: -

DINING ROOM

3.45m x 2.97m (11'4" x 9'9")

uPVC double glass doors leading to: -

CONSERVATORY

3.86m x 3.45m (12'8" x 11'4")

Spacious conservatory with heating and uPVC windows and door leading to the rear garden.

KITCHEN

4.29m x 2.97m (14'1" x 9'9")

Appointed with a good range of eye and base level storage cupboards with wood effect worktops and subway style tiled splashbacks. Four ring gas hob with stainless steel extractor hood over and eye level double oven. One and half bowl and drainer sink unit with chrome mixer tap. Built-in dishwasher and fridge/freezer. Two windows to rear elevation. Archway to: -

UTILITY ROOM

1.93m x 1.57m (6'4" x 5'2")

Appointed with a range of base and eye level storage units. One bowl and drainer sink unit with mixer tap. Subway style tiled splashbacks. Space for washing machine and tumble dryer. Door to rear garden.

FIRST FLOOR STAIRS AND LANDING

A spacious landing with loft access point and airing cupboard.

BEDROOM 1

5.18m x 3.45m (17'0" x 11'4")

Extremely spacious double bedroom with three windows to front elevation. Two double and one single built-in wardrobes.

EN-SUITE SHOWER ROOM

Appointed with a three-piece suite to include corner shower unit with glass door and chrome shower attachments, pedestal wash hand basin with chrome taps and low level WC. Part-tiled walls. Wood effect flooring. Frosted window to front elevation.

BEDROOM 2

3.71m x 2.95m (12'2" x 9'8")

A double bedroom with window to rear elevation. Built-in double wardrobe.

BEDROOM 3

2.77m x 2.57m (9'1" x 8'5")

With window to rear elevation currently used as a snug.

BEDROOM 4

2.77m x 2.21m (9'1" x 7'3")

With window to rear elevation currently used as a study.

FAMILY BATHROOM

Appointed with a four-piece suite to include pedestal wash hand basin with mixer tap, low level WC, shower unit with chrome attachments and panelled bath with chrome taps and hand-held shower attachment. Part-tiled walls. Frosted window to side elevation.

OUTSIDE

To the front the property benefits from private driveway offering parking for two vehicles in front of a single car garage with up and over door, power and light. Lawned area with flower borders and mature hedge boundary. To the rear is a pretty and private rear garden with patio area, level lawn with rockery and mature plants and shrubs. Fence to boundary and gated access on both sides.

SERVICES

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

