



### DIRECTIONS

From Chepstow take the A48 towards Newport. After the Ego pub on your left hand side, turn right signposted Parc Seymour. Take the first left into Greenmeadow Drive and then the first right. The property can be found on your right hand side.

### SERVICES

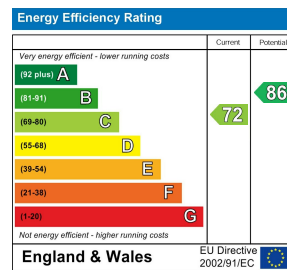
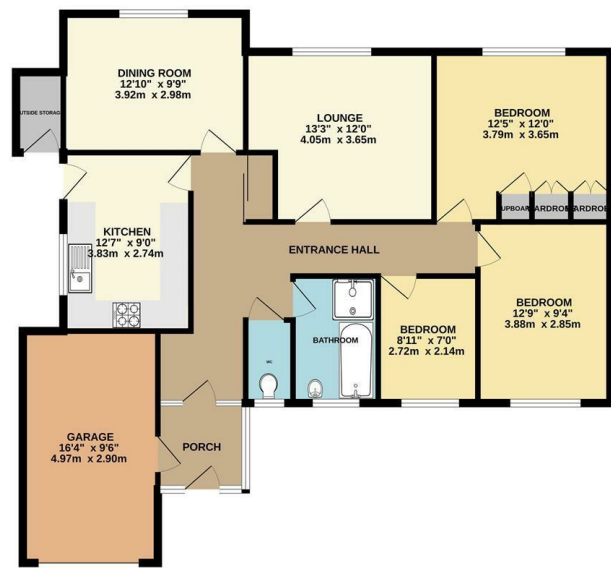
All mains services are connected, to include mains gas central heating.  
Council Tax Band F.

### TENURE - FREEHOLD

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



GROUND FLOOR  
1166 sq.ft. (108.3 sq.m.) approx.



TOTAL FLOOR AREA: 1166 sq.ft. (108.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are given as an indication only and should not be relied upon as a basis for any purchase. The purchaser is advised to verify the accuracy of the floor plan by a qualified person.

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.



# 47 GREENMEADOW DRIVE, PENHOW, CALDICOT, MONMOUTHSHIRE, NP26 3AW



## £395,000

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



Offered to the market with the benefit of no onward chain, 47 Greenmeadow Drive comprises a well-presented detached single-storey bungalow offering fantastic versatile living accommodation and situated in a sought-after quiet village location retaining excellent access to Chepstow and the Motorway network via the A48. The well-planned accommodation comprises; entrance porch, hall, kitchen, dining room, lounge, three bedrooms, bathroom and WC. Further benefits include an integrated single garage, extensive driveway and low-maintenance gardens to both the front and rear.

The property is situated in Penhow, a popular and most sought after village location conveniently positioned just off the A48 providing excellent transport access to the M48 and M4 Motorways with direct links westbound to Newport (10 miles) and Cardiff (22 miles) and eastbound to Bristol (25 miles). The old market town of Chepstow is just 8 miles distance and offers an extensive range of amenities as well as Chepstow railway station which provides regular rail links, and the bus station providing local services and links to Cardiff, Swansea and London Victoria. The renowned Wye Valley is a short distance away. The property is situated within the Caerleon and Langstone school catchment areas.

#### ENTRANCE PORCH

uPVC door and two window panels to front and windows to side. Tiled flooring. Courtesy door to integral garage. Door to:

#### ENTRANCE HALL

Generous reception hall providing access to all rooms. Built-in storage, housing immersion tank and shelving for linen. Loft access point with pull down ladder with light and partly bordered.

#### KITCHEN

**3.84m x 2.74m (12'7" x 9'0")**

With an extensive range of fitted base and eye level storage units with tiled splashbacks and laminate worktop. Inset one

and a half stainless steel bowl and drainer sink unit with mixer tap. Four ring electric Neff hob with concealed extractor over and eye level Neff double oven and grill. Space for undercounter washing machine and full height fridge/freezer. Window and door to the side elevation.

#### DINING ROOM

**3.91m x 2.97m (12'10" x 9'9")**

Bright and airy room with large picture window to rear elevation overlooking the garden. Serving hatch into the kitchen, providing excellent opportunity to create open plan kitchen/diner space, if required.

#### LOUNGE

**4.04m x 3.66m (13'3" x 12'0")**

With feature electric fire and surround. Large picture window to rear elevation overlooking the garden.

#### BEDROOM 1

**3.78m x 3.66m (12'5" x 12'0")**

A generous double bedroom with fitted wardrobes and window to rear elevation, overlooking the garden.

#### BEDROOM 2

**3.89m x 2.84m (12'9" x 9'4")**

A generous double bedroom with window to front elevation.

#### BEDROOM 3

**2.72m x 2.13m (8'11" x 7'0")**

Single bedroom which is ideal for a home office.

#### FAMILY BATHROOM

Comprising a modern suite to include walk-in shower cubicle with tiled surround and electric shower unit, panelled bath, pedestal wash hand basin with tiled splash back. Heated towel rail. Frosted window to front elevation.

#### WC

With low level WC and frosted window to front elevation.

#### OUTSIDE

#### INTEGRAL GARAGE

Single car garage with electric up and over door.

#### GARDENS

To the front, a private gated driveway providing off-street parking for 2 vehicles and pedestrian access leading to the rear garden at either side of the property. Low maintenance front garden, mainly laid to lawn with pathway leading to front entrance. To the side of the property is an outside storage cupboard and separate boiler house, housing gas boiler. To the rear a very private garden with spacious paved patio area and step-up to level lawned area bordered by a range of mature trees, plants and hedgerow and fully enclosed by hedging and timber fencing.

#### SERVICES

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

