



### DIRECTIONS

From Chepstow town centre proceed up the High Street turning left onto the A48. Proceed along this road continuing over the Wye Bridge. Take the first right after the bridge towards Sedbury. At the roundabout take the third exit and continue along Wyebank Road. Turn right into Wyebank Way number 4 is on the right-hand side.

### SERVICES

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

### TENURE - FREEHOLD

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



**4 WYEBANK WAY, TUTSHILL, CHEPSTOW,  
GLOUCESTERSHIRE, NP16 7DN**



**£355,950**

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			86
(81-91) B			
(69-80) C		71	
(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	

**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.



4 Wyebank Way offers a fabulous opportunity to acquire a detached three-bedroom modern bungalow. The property occupies a pleasant position with views towards the River Wye, within this quiet and sought after cul-de-sac, located within the popular Wyebank development. Briefly comprising kitchen, living room, three bedrooms and bathroom. Outside the property benefits from off-road parking with single garage and generous level gardens to the front and rear.

Being situated in Tutshill, a range of amenities are close at hand to include local shops, doctors surgery and chemist, pub as well as primary and secondary schooling, with a further abundance of facilities in nearby Chepstow. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within commuting distance.

#### KITCHEN

**5.05m x 1.93m (16'6" x 6'3")**

uPVC entrance door leading to the kitchen which is appointed with a good range of base and eye level storage units with wooden worktops over and subway style tiled splashbacks. Stainless steel one and a half bowl and drainer sink unit with chrome mixer tap. Space for washing machine and fridge/freezer. Built-in SMEG double oven, four ring gas hob with extractor over. Wood effect flooring. Windows to side and front elevations.

#### INNER HALLWAY

Loft access point to partially boarded loft with pull down ladder. Double storage cupboard housing Worcester combi-boiler.

#### BEDROOM 3

**3.11m x 2.36m (10'2" x 7'8")**

With window to side elevation.

#### BEDROOM 1

**3.49m x 3.16m (11'5" x 10'4")**

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

#### BEDROOM 2

**3.98m x 3.50m (13'0" x 11'5")**

With window to rear elevation and built-in double wardrobe.

#### BATHROOM

Appointed with a three-piece suite to include panelled bath with chrome taps, electric shower over and glass shower screen, pedestal wash hand basin with chrome mixer tap and low level WC. Fully tiled walls and wood effect flooring. With two frosted windows to side elevation.

#### SITTING/DINING ROOM

**5.19m x 3.83m (17'0" x 12'6")**

A spacious and light sitting room with uPVC French doors leading out to the front garden with views over the River Wye.

#### OUTSIDE

To the front is a level lawn with mature flower borders which faces Offas Dyke footpath with views over the River Wye. To the side of the property is a spacious patio area with side door leading into the property. The rear garden benefits from a level lawn and patio area, also giving access to garage.

#### GARAGE

Single car garage with up and over door and parking to the front.

#### SERVICES

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

