



DIRECTIONS

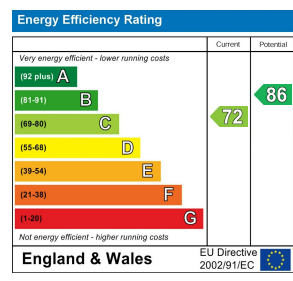
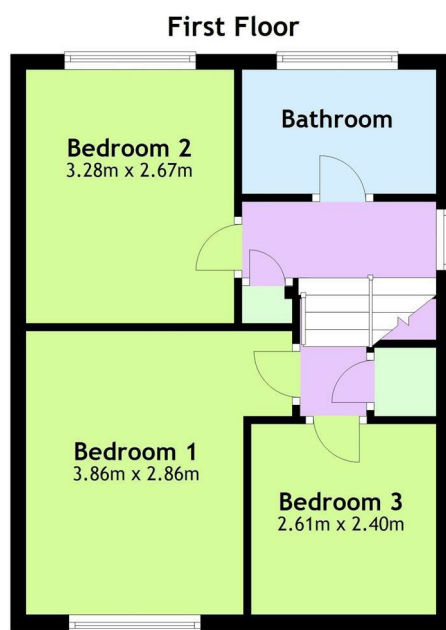
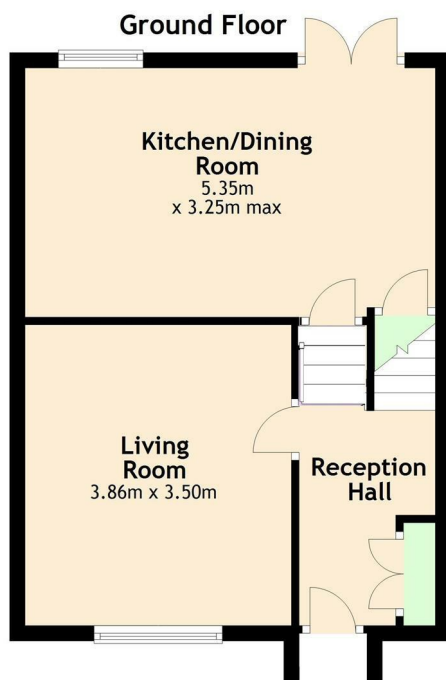
From Chepstow proceed up the High Street through the town arch turning right onto Welsh Street. Proceed up Welsh Street turning left onto Kingsmark Lane. Proceed up the hill, passing the parkland on your left hand side, taking the next left turn into Stuart Avenue where following the numbering you will find the property on your left.

SERVICES

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

TENURE - FREEHOLD

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



**15 STUART AVENUE, CHEPSTOW,
MONMOUTHSHIRE, NP16 5NU**



£349,950

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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.

15 Stuart Avenue offers a beautifully presented semi-detached 3 bedroom property located in a quiet cul-de-sac in this popular residential area within walking distance of Chepstow town centre. The property comprises to the ground floor, reception hall giving access to the living room with steps down to the lower ground floor updated kitchen with French doors to raised decked seating area. Also from reception hall, stairs to first floor landing with bedroom 2, family bathroom and airing cupboard with further stairs to the second floor landing leading to the master bedroom and bedroom 3. Outside the property benefits from single car garage, approached via block paved driveway. Beautifully maintained lawned garden to the front. To the rear of the property, well maintained landscaped gardens backing on to parkland.

The property itself is situated within this most sought after location close to the market town of Chepstow with its attendant range of facilities. You will find good junior and comprehensive schools nearby as well as bus and rail links, the A48, M48 and M4 motorway network bringing Newport, Cardiff and Bristol within commuting distance.

GROUND FLOOR

Open porch with outside light leading to obscure, leaded, double glazed and UPVC panelled door into reception hall.

RECEPTION HALL

Front door with half glazed panel. Double storage cupboard. Wood effect flooring. Steps to low ground floor and stairs to first floor landing.

LIVING ROOM

3.86m x 3.50m (12'7" x 11'5")

A bright and airy reception room with window to front elevation.

KITCHEN/DINING ROOM

5.35m x 3.25m (17'6" x 10'7")

Open plan kitchen/dining room with a newly installed range of base and eye level storage units with granite effect work tops and upstands over. Subway tiled splashbacks. Inset one bowl and drainer stainless steel sink unit with chrome mixer tap. Fitted appliances include a four ring ceramic hob with glass and stainless steel extractor over and oven below. Space for washing machine fridge/freezer and dishwasher. Handy storage cupboard. French doors to rear garden.

FIRST FLOOR STAIRS AND LANDING

Useful storage cupboard. window to side elevation. Stairs to second floor landing.

BEDROOM 2

3.28m x 2.67m (10'9" x 8'9")

A double bedroom with window to rear elevation benefitting from views over the ear garden and parkland beyond. . Wood effect flooring.

BATHROOM

Appointed with a modern white suite to include low level WC, pedestal wash hand basin, panelled bath with chrome mixer tap and mains fed shower over plus screen. Full tiling to walls. Tile effect flooring. Frosted window to rear elevation.

SECOND FLOOR STAIRS AND LANDING

Over stairs storage cupboard, and loft access.

BEDROOM 1

3.86m x 2.86m (12'7" x 9'4")

A spacious double bedroom with a range of modern built-in wardrobes. Window to front elevation.

BEDROOM 3

2.61m x 2.40m (8'6" x 7'10")

A single bedroom currently used as a nursery with window to front elevation. Wood effect flooring.

OUTSIDE

GARAGE

Single car garage with up and over door. Power points and lighting. Block paved driveway to front elevation with parking for two vehicles.

GARDENS

Well maintained gardens to the front elevation, predominately laid to lawn. To the rear, well maintained landscaped rear gardens with raised decked seating area with steps from both sides leading to level sun terrace. Outside tap. Split level lawned areas. Well stocked beds and borders. Fence to boundary. Backing onto parkland.

SERVICES

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

