



DIRECTIONS

From our Chepstow office proceed along the A48 towards Newport, passing the Gros Wen pub at Penhow, turn right into Parc Seymour, continue through the village turning right into Arcade Lane, proceed along this road then take the turning on your right into Seymour Avenue, proceed to the very far end where you will find number 34.

SERVICES

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

TENURE - FREEHOLD

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

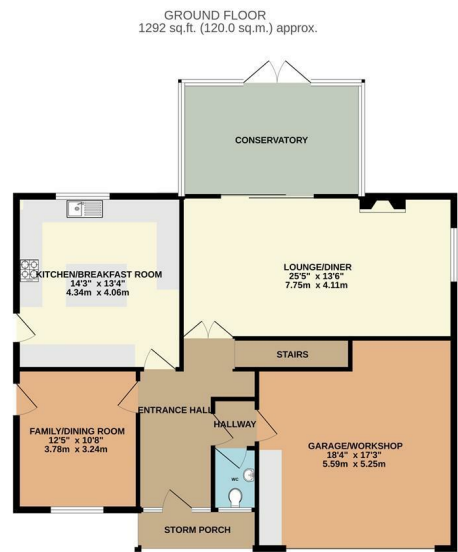


**34 SEYMOUR AVENUE, PENHOW, CALDICOT,
MONMOUTHSHIRE, NP26 3AG**

4 2 2 C

£640,000

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101)	A		82
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		EU Directive 2002/91/EC	
England & Wales			

TOTAL FLOOR AREA: 2432 sq.ft. (225.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Memphis 02024

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.

34 Seymour Avenue comprises an individually designed and constructed family home located in this sought-after village and occupying an elevated position, thus enjoying attractive views to the rear, across unspoilt countryside with mature woodland and a southerly aspect. Parc Seymour is a popular and established location with an excellent spirited community and located close to the A48 giving excellent access to Newport, Cardiff and Bristol.

The vendors have carried out an extensive array of upgrades in their ownership, to include attractive kitchen and bathroom, as well as en-suite shower room, along with re-decorative and re-carpeting works throughout. Viewing is highly recommended.



OUTSIDE

GARAGE

Integral double garage with electric up and over door, power and light.

GARDENS

The property stands in an attractive mature garden, with rear garden being laid to lawn with large sun terrace all enjoying super views across unspoilt local countryside and woodland and having a pleasant southerly aspect.

SERVICES

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



FAMILY BATHROOM

Again, tastefully updated with a contemporary suite to include vanity wall hung basin, low level WC, step-in shower and panelled bath. Part-tiled walls. Window to rear elevation.

BEDROOM 2

3.66m x 3.05m (12' x 10')

A double bedroom with mirrored wardrobe. Window to front elevation.

BEDROOM 3

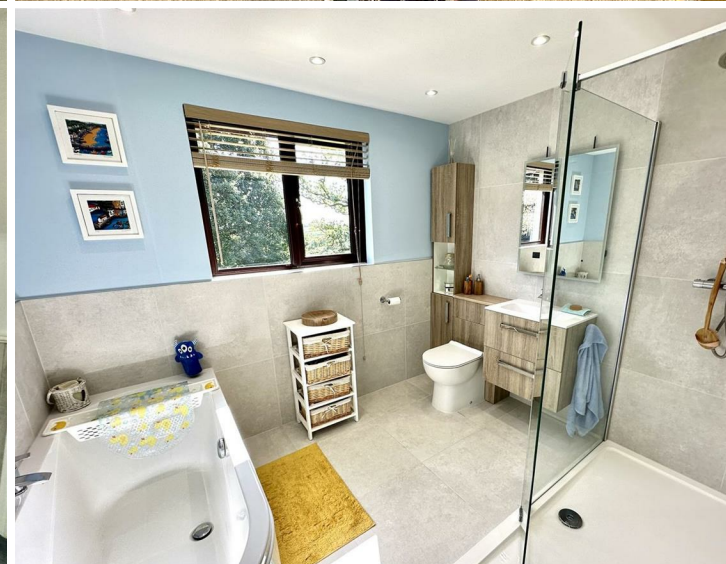
3.66m x 3.05m (12' x 10')

A double bedroom with mirrored wardrobe. Window to front elevation.

BEDROOM 4

3.58m x 3.20m max (11'9" x 10'6" max)

A good sized single bedroom with window to front elevation. Access to large eaves storage area.



GROUND FLOOR

ENTRANCE HALL

With door to front elevation. Stairs to first floor.

LOBBY

With access to garage.

CLOAKROOM/WC

Appointed with a contemporary suite to include low level WC and wash hand basin. Part-tiled walls. Window to front elevation.

DINING ROOM/SECOND SITTING ROOM

3.78m x 3.23m (12'5" x 10'7")

With window to front elevation.

KITCHEN

4.34m x 4.06m (14'3" x 13'4")

Tastefully updated within the last few years with an extensive range of contemporary storage units with large central island and ample work surfacing over. Inset five ring gas hob with extractor over and eye level electric double oven. Integrated fridge, freezer and dishwasher. Attractive tiled splashbacks. Extensive lighting. Window to rear and door to side elevation.



DRAWING ROOM

7.75m x 4.11m (25'5" x 13'6")

A spacious and flexible main reception room with window to side elevation. Feature fireplace. Door to :-

CONSERVATORY

4.42m x 2.90m (14'6" x 9'6")

With tiled flooring and French doors to garden, enjoying attractive views.



FIRST FLOOR STAIRS AND LANDING

5.51m x 2.59m max (18'1" x 8'6" max)

A spacious and airy landing with glass balustrade to stairs. Window to side elevation. Airing cupboard. Loft access point leading to large loft.

PRINCIPAL BEDROOM

4.67m x 4.09m (15'4" x 13'5")

An attractive spacious main bedroom with two windows to rear elevation with extensive views. A good range of mirror fronted wardrobes, along with large wardrobe recess. Door to :-

EN-SUITE SHOWER ROOM

Updated with a modern three-piece suite to include vanity wash hand basin, low level WC and large step-in shower. Part-tiled walls. Velux roof light.

