



### DIRECTIONS

From our Chepstow office proceed up the High Street through the town arch, continuing up Moor Street turning right onto the A48. Proceed along this road where taking the left hand turn opposite The Two Rivers onto Larkfield Park. Proceed along this road where following the numbering, on this main Larkfield Park Road you will find the property.

### SERVICES

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

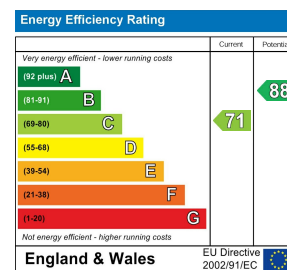
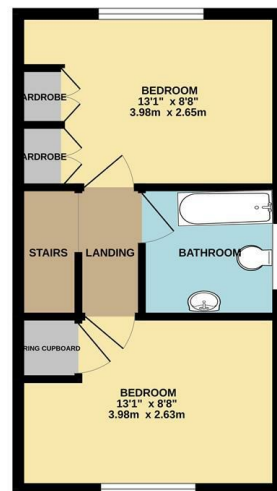
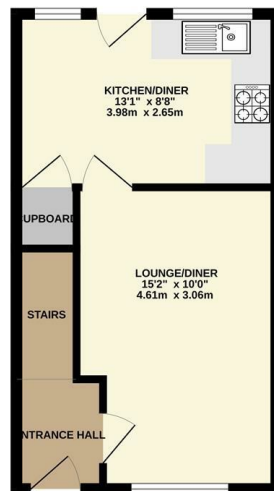
### TENURE - FREEHOLD

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



GROUND FLOOR  
311 sq.ft. (28.9 sq.m.) approx.

1ST FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA: 622 sq.ft. (57.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, 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 have not been tested and no guarantee, as to their operation or efficiency can be given.  
Made with Metropix (2020)

**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.



# 31 LARKFIELD PARK, CHEPSTOW, MONMOUTHSHIRE, NP16 5QY



## £245,000

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

Offered to the market with the benefit of no onward chain, 31 Larkfield Park comprises a two-bedroom semi-detached property, situated in a popular and convenient cul-de-sac location, on the edge of Chepstow town centre. The well-planned living accommodation briefly comprises to the ground floor; entrance hall, lounge and kitchen/diner, whilst there are two double bedrooms, both with built-in wardrobes and a bathroom to the first floor. Further benefits include two allocated parking spaces and a south westerly low maintenance rear garden. The property would suit a variety of markets to include first time buyers, young families, professional couples, the retired market or indeed as an investment opportunity.

Being situated in Chepstow, there are a range of facilities including local primary and secondary schools, doctors and dentists as well as supermarkets, pubs and restaurants. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Newport, Cardiff and Bristol all within commuting distance.

## GROUND FLOOR

### ENTRANCE HALL

Door to front elevation. Stairs to first floor.

### LOUNGE

A comfortable reception room with a window to the front elevation. Door to :-

### KITCHEN/DINER

Comprising a range of fitted base and eye level storage units with laminate work tops over. Tiled splashback. Inset one bowl and drainer stainless steel sink unit. Integrated Indesit four ring electric hob with extractor hood over and oven/grill below. Freestanding Beko fridge/freezer and under counter Indesit washer/dryer. Wall mounted Glow Worm gas combination boiler. Plenty of space for dining table. Useful understairs storage cupboard. Two windows to the rear elevation overlooking the garden and door to rear.

## FIRST FLOOR STAIRS AND LANDING

Access all first-floor rooms. Loft access point.

### BEDROOM 1

A generous double bedroom with built-in wardrobes. Window to rear elevation enjoying views toward the Severn Estuary.

### BEDROOM 2

Again, a good size double bedroom with a window to the front elevation. Built-in shelving, which provides an ideal home working space. Built-in storage cupboard.

### BATHROOM

Comprises a neutral suite to include panelled bath with electric shower over, low level WC and pedestal wash hand basin. Part tiled walls. Frosted window to the side elevation.

### OUTSIDE

To the front is a pathway leading to the front entrance and a small garden area with a range of mature plants and shrubs. Gated pedestrian access to the side of property with a side garden area laid to lawn and a range of mature plants and shrubs. To the rear is a private and low maintenance south westerly facing garden comprising a paved patio area, ideal for dining and entertaining, step leads up to a level area laid to lawn with a good size lockable storage shed. Rear garden is fully enclosed by timber fencing to all sides. The property benefits from two allocated parking spaces.

### SERVICES

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

