



DIRECTIONS

From our Chepstow office proceed up Welsh Street taking the fourth turning on your left into Kingsmark Lane. Take the second turning on your right into Park View and proceed to the end of the cul-de-sac where you will find no.31 on your right.

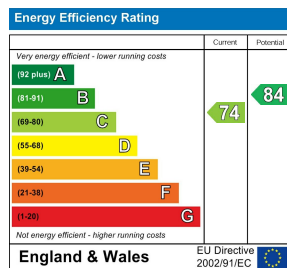
SERVICES

All main services are connected to include gas central heating.

Council Tax Band F

TENURE - FREEHOLD

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



31 PARK VIEW, CHEPSTOW, MONMOUTHSHIRE, NP16 5NA

4 2 3 C

£550,000

Sales: 01291 629292

E: sales@thinkmoon.co.uk

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.

Park View occupies one of the most attractive positions within this sought after and popular cul-de-sac, close to Chepstow's town centre, as well as the attractive walks towards the Piercefield Mansion, leisure centre, a junior and secondary school and within easy driving distance to the M48 Severn Bridge.

The accommodation is well presented throughout and briefly comprises to the ground floor entrance porch and entrance hall, living room and dining room, kitchen and utility room, two bedrooms, shower room and conservatory with further two bedrooms, WC and shower room to the first floor. Being set at the head of the cul-de-sac, the property enjoys the benefit of privacy as well as a very spacious and attractively landscaped rear garden.

GROUND FLOOR

ENTRANCE PORCH

With entrance door and tiled flooring and walls.

ENTRANCE HALL

With stairs to first floor. Storage cupboard.

LIVING ROOM

5.72m x 3.66m (18'9" x 12')

A bright and airy reception room with window to front elevation. Feature fireplace. Open to:-

DINING ROOM

3.30m x 2.67m (10'10" x 8'9")

With French doors to rear garden.

KITCHEN

3.28m x 2.74m (10'9" x 9')

Appointed with a matching range of base and eye level storage with ample roll edge work surfacing over. Integrated appliances include four ring gas hob with electric oven below, and fridge. Inset single drainer sink unit with drainer. Window to side elevation. Courtesy door to rear hallway with doors to driveway.

UTILITY ROOM

2.92m x 2.24m (9'7" x 7'4")

A spacious room with Belfast sink. Work surfacing to one wall, space for washing machine and tumble dryer. Cupboard housing gas boiler.

BEDROOM 1

4.22m x 3.73m (13'10" x 12'3")

A double bedroom with window to front elevation.

BEDROOM 2/FAMILY ROOM

4.27m x 3.66m (14' x 12')

A versatile room with doors to conservatory. Currently used as home office.

CONSERVATORY

2.90m x 2.44m (9'6" x 8')

uPVC double glazed conservatory with glass roof. Doors to garden.

SHOWER ROOM

Appointed with a three-piece suite to include walk-in shower with mains fed shower over, low-level WC and pedestal wash hand basin. Fully tiled walls. Frosted window to rear elevation.

FIRST FLOOR STAIRS AND LANDING

BEDROOM 3

5.72m x 3.45m (18'9" x 11'4")

A double bedroom with window to front elevation.

BEDROOM 4

3.71m x 3.45m (12'2" x 11'4")

A double bedroom with window to rear elevation.

CLOAKROOM/WC

With low-level WC and wash hand basin. Part-tiled walls. Frosted window to rear elevation.

SHOWER ROOM

Opposite the cloakroom/WC, is a walk-in shower area. Fully tiled walls.

OUTSIDE

GARAGE

Attached large garage with electric up and over door being approached via driveway with parking for several vehicles. The garage itself benefits from electricity.

GARDENS

A particularly attractive feature of 31 Park View is its gardens, to the front laid principally to flower borders and to the rear a truly superb landscaped garden being level and generously proportioned, laid to lawn with terrace and a very extensive range of attractive flowering borders with mature trees and shrubs, five raised beds on a gravelled area and greenhouse.

SERVICES

All main services are connected to include gas central heating

