



DIRECTIONS

What Three Words : slung.doubt.dilute. From Chepstow town centre head West along the A48 to High Beech roundabout, where you will need to take the third exit along the A48 towards Caldicot/Newport. Continue along the road passing through the village of Pwllmeyric, continuing to the Parkwall roundabout proceeding ahead along the A48 (taking the second exit). Continue along this road until you pass through the village of Penhow, where you will see the sign for Llandeaud. Turn left towards the village where The Oaklands can be found on your right hand side, on the edge of the village.

SERVICES

The property benefits mains gas central heating by combination boiler (newly installed). Under floor heating with multi zone
Smart control to entire ground floor. Mains electricity, water and drainage.

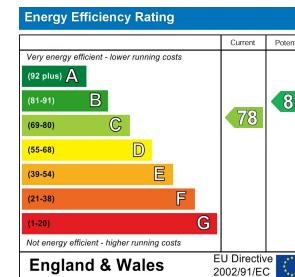
Council Tax Band G

TENURE - FREEHOLD

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



Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows, rooms and any other items are approximate and no responsibility can be 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 condition or working order can be given.



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.



**5 THE OAKLANDS, LLANDEVAUD,
MONMOUTHSHIRE, NP18 2AG**



GUIDE PRICE £575,000

Sales: 01291 629292
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Offered to the market with the benefit of no onward chain, this is an excellent opportunity to acquire a deceptively spacious and versatile 1970's detached home occupying a pleasant position in The Oaklands, within the popular village of Llandeavaud, just a stones' throw from the A48 & M4 motorway. The property has been thoroughly updated by the current owners to include a new kitchen, utility, shower room, four-piece family bathroom and gas combination boiler, offering fantastic sizeable living accommodation briefly comprising to the ground floor; reception hall, lounge, dining room, study/snug, kitchen, utility and a shower room and to the first floor there are four generous double bedrooms including the principal which benefits a walk-in dressing area with potential to create an en-suite if desired, along with four-piece family bathroom. The property further benefits; network and TV/satellite points to all bedrooms and living rooms and a private extensive driveway, double garage with electric door and generous low-maintenance gardens to both front and rear elevations.

The property would suit a variety of markets to include families, those seeking a substantial accommodation with the added option of a ground floor bedroom and shower facility, or indeed a professional couple searching for a quiet village lifestyle with homeworking spaces, yet retaining excellent access to the motorway network. We would strongly recommend an internal viewing to appreciate all this property has to offer.

The popular village of Llandeavaud is located just off the A48 Newport to Chepstow Road. Newport is approximately a 3 mile drive with an access to the M4 motorway at the Coldra, also giving access to the A449 to Monmouth and Ross on Wye. Chepstow is approximately 10 miles distant where there is an access to the M48 motorway via the Severn Bridge providing easy access to Bristol, London and the Midlands by way of the M4/M5. Chepstow is situated on the edge of the picturesque Wye Valley and historic Royal Forest of Dean. For the leisure enthusiast The Celtic Manor Resort and Golf Club is a short drive from the property with further golfing facilities at St Pierre near Chepstow. Chepstow Racecourse is also close by.



OUTSIDE

GARAGE

A double garage is attached to the property but not integral. Electric up and over door. Pedestrian door at the rear, leading into the garden. Power and light connected.

GARDEN

To the front is a sizeable low maintenance garden area comprising a newly laid tarmac driveway providing off street parking for multiple vehicles. A pathway leads to the front entrance. The majority of the front garden is laid to lawn and bordered by an attractive range of plants, shrubs and hedgerow. To the rear is a south-westerly facing garden which is both sizeable and low maintenance, comprising a paved patio area accessed directly from the utility room and lounge, which provides an ideal space for dining and entertaining. Steps lead down to a sizeable area laid to lawn bordered by a range of mature, trees, plants and shrubs. Further paved patio area to one corner of the garden providing an additional dining or seating area. The rear garden is fully enclosed by timber fencing to all sides. Pedestrian access to double garage. Side access to both sides of the property.

SERVICES

The property benefits mains gas central heating by combination boiler (newly installed). Under floor heating with multi zone Smart control to entire ground floor. Mains electricity, water and drainage.



BEDROOM 3**3.94m x 3.57m (12'11" x 11'8")**

A spacious double bedroom with a window to the rear elevation enjoying far reaching views.

BEDROOM 4**3.57m x 2.92m (11'8" x 9'6")**

A double bedroom with a window to the front elevation, overlooking the garden.

FAMILY BATHROOM

Comprises a newly fitted contemporary four piece suite to include a double width walk-in shower with tiled surround and over head waterfall shower, along with separate hand held shower attachment, freestanding roll top bath with mixer tap and tiled splashback, wash hand basin with mixer tap inset to vanity unit and low level WC. Heated towel rail. Frosted window to the rear elevation.

**GROUND FLOOR****STORM PORCH**

With quarry tiled flooring and outside light.

ENTRANCE HALL

uPVC door and side panel leads into a welcoming reception hall. Stairs to first floor and feature glass balustrading. Engineered wood flooring. Access to all ground floor-rooms.

LOUNGE**3.94m x 3.57m (12'11" x 11'8")**

Comprising a good size reception space enjoying a patio door to the rear garden with far reaching views. Engineered wood flooring.

DINING ROOM**4.82m x 4.24m (15'9" x 13'10")**

A versatile room with a large window to the front elevation enjoying views across the gardens and the village green. Feature fireplace with inset electric fire. Engineered wood flooring.



STUDY**3.57m x 2.92m (11'8" x 9'6")**

Another versatile room which could make an ideal home office/ground floor bedroom (if required), or indeed a third reception room. Window to the front elevation. Engineered wood flooring.

KITCHEN**3.60m x 2.93m (11'9" x 9'7")**

Comprising an extensive range of recently installed Howdens base and eye level storage units with solid marble work tops over. Integrated appliances include double NEFF electric oven/grill, NEFF microwave, NEFF five ring induction hob with extractor hood over and full height fridge/freezer. Inset one and a half bowl sink with mixer tap. Space and plumbing for dishwasher. Engineered wood flooring. Window to the rear elevation enjoying open views over the gardens. Door to:-

UTILITY ROOM**3.27m x 1.98m (10'8" x 6'5")**

Again, enjoying recently upgraded fitted units and work tops. Inset one bowl stainless steel sink with drainer and mixer tap. Space for washing machine and tumble dryer. Newly installed Baxi gas combination boiler. Built-in storage cupboard. Window and door to the rear elevation. Wood effect laminate flooring.

SHOWER ROOM

Comprising a modern suite to include pedestal wash hand basin with mixer tap and splash back, low level WC and double width walk-in shower with mains fed shower over and tiled surround. Frosted window to the side elevation.

**FIRST FLOOR STAIRS AND LANDING**

A spacious landing area providing access to all first-floor rooms, providing opportunity to create library/study area if required. Large loft access point with fitted pull down ladder leading to a spacious loft area which is fully boarded and fitted with a light and power.

PRINCIPAL BEDROOM**4.82m x 4.24m (15'9" x 13'10")**

Comprises a sizeable double bedroom with a window to the front elevation, enjoying views over the front garden and village green. Door to:-

DRESSING ROOM**3.39m x 2.63m (11'1" x 8'7")**

Which enjoys a window to the front elevation, flooding lots of natural light. This room offers fantastic flexible use, either as a study area, walk in wardrobe or indeed as an en-suite to the principal bedroom (there is hot/cold water pipe connection should an en-suite be desired).

BEDROOM 2**3.94m x 3.57m (12'11" x 11'8")**

A very generous double bedroom benefiting from three built-in storage cupboards and a window to the rear elevation, enjoying outstanding panoramic views across open countryside towards the Severn Estuary and the Celtic Manor Resort.

