



## DIRECTIONS

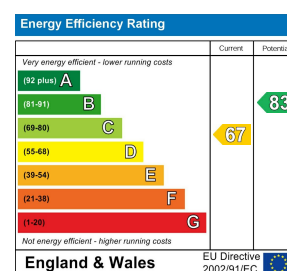
From our Chepstow office proceed to the main Larkfield Roundabout, take the first exit to Fair View, first left into High Beech Lane and then left again into Beech Grove, continue along Beech Grove where you will find the property on your left hand side.

## SERVICES

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

## TENURE - FREEHOLD

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



**19 BEECH GROVE, CHEPSTOW,  
MONMOUTHSHIRE, NP16 5BD**



**£459,500**

**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.



A well-appointed and immaculately presented detached bungalow situated within this particularly popular and quiet residential location, comes to the market with the benefit of no onward chain. The property offers reception hall giving access to three double bedrooms, living room, kitchen, family bathroom and conservatory. Outside, the property features a private rear garden with a level lawn and mature flower borders, which also gives access to the workshop, garage and driveway. To the front a block paved driveway provides parking for several vehicles.

Being situated in Chepstow a number of facilities are close at hand to include local primary and secondary schools, shops, pubs and restaurants as well as doctor and dental surgeries. There are good bus, road and rail links with the A48, M48 and M4 motorway networks bringing Newport, Cardiff and Bristol all within commuting distance.

#### ENTRANCE HALL

A welcoming reception hall with uPVC half glazed door with panel to front elevation.

#### BEDROOM 1

**3.78m x 3.83m (12'4" x 12'6")**

A spacious double bedroom with window to front elevation.

#### BEDROOM 2

**3.00m x 3.78m (9'10" x 12'4")**

A double bedroom with window to side elevation.

#### SITTING ROOM

**4.63m x 4.28m (15'2" x 14'0")**

A bright and airy reception room with window to front elevation. Feature fireplace with inset gas fire with marble surround and hearth.

#### BEDROOM 3/SNUG

**4.48m x 3.01m (14'8" x 9'10")**

A versatile room which could be used as additional bedroom, reception room or formal dining room. uPVC French doors to:-

#### CONSERVATORY

**2.70m x 2.13m (8'10" x 6'11")**

uPVC glazed doors and windows overlooking the rear garden. Wood flooring.

#### SHOWER ROOM

Appointed with a three-piece suite to include pedestal wash hand basin with chrome mixer tap, low level WC and double shower unit with mains fed rainfall shower over. Ceramic tiled walls and flooring. Frosted window to the rear elevation.

#### KITCHEN

**3.94m x 3.77m (12'11" x 12'4")**

A spacious kitchen with plenty of space for a table. Appointed with a good range of base and eye level storage units with granite effect work surfacing over. Inset one bowl and drainer stainless steel sink unit with chrome mixer tap. Four ring gas hob with extractor hood over and double eye level oven. Built-in fridge/freezer, dishwasher and washing machine. Tiled splashbacks. Handy storage cupboard. Window and door to rear elevation and window to side. Ceramic tiled flooring.

#### OUTSIDE

##### GARDENS

To the front is a block paved private driveway with parking for several vehicles leading to the garage. Wall boundary with lawned area. To the rear is a pretty and private level garden mainly laid to lawn with mature flowering borders with a range of shrubs and trees. Spacious patio area perfect for entertaining.

##### GARAGE

A single car garage with up and over door and pedestrian door to garden. The garage also benefits from power and lighting. At the rear of garage is a workshop area with door and window overlooking the rear garden.

##### SERVICES

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

