



DIRECTIONS

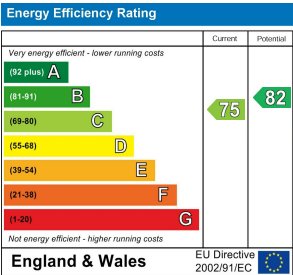
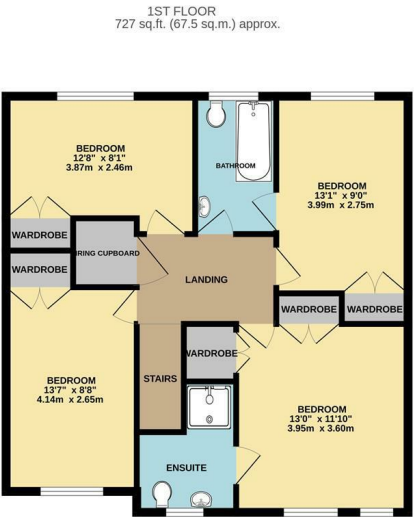
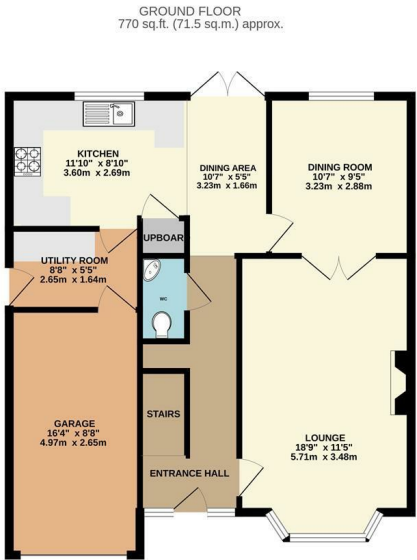
From Chepstow proceed up the High Street, through the town arch, continuing up Moor Street, turning right onto the A48. At the roundabout, take the fourth exit proceeding through the traffic lights and down the hill, taking the left turn into Romana Grange where, following the numbering, you will find the property.

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.



TOTAL FLOOR AREA : 1496 sq.ft. (139.0 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 have not been tested and no guarantee as to their operability or efficiency can be given.
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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.



16 BARNETS WOOD, CHEPSTOW,
MONMOUTHSHIRE, NP16 5TN

4 2 2 C

£494,950

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

Moon & Co. are delighted to offer to the market this very well-presented detached family home situated in this popular and well-established residential location on the outskirts of Chepstow town centre, within walking distance of local amenities and both primary and secondary schooling.

Offered to the market with the benefit of no onward chain, the property affords deceptively spacious, well-planned and versatile living accommodation to suit a variety of requirements and briefly comprises to the ground floor: entrance hall, cloakroom/WC, lounge with feature bay window, dining room, kitchen/breakfast room and utility room. To the first floor are four double bedrooms, all benefitting built-in wardrobes, principal bedroom with en-suite and a separate family bathroom. The property further benefits private driveway offering parking for two vehicles, garage and low maintenance gardens to front and rear.

OUTSIDE

GARDENS

Front garden comprises a private tarmac driveway providing off-street parking for two vehicles and leading to garage. Paved pedestrian pathway leading to the front entrance with storm porch. Low maintenance garden area laid to stones and slate bordered by a range of plants and shrubs. To the rear French doors from kitchen lead out to paved area and low maintenance area, laid to stones with range of potted plants and shrubs. Paved pedestrian pathway leads to the side of the property with further area laid to stones with awning providing a perfect courtyard area, ideal for dining and entertaining, also enjoying lots of privacy. Pedestrian gate leads down the side of the property to the front elevation. Steps from the first area lead up to a further level area laid to stones and with spacious area laid to lawn. Retaining wall and steps lead up to a further area laid to stones with a useful small storage shed and further area to sit, dine and enjoy the south-westerly aspect. At the rear of the garden there is an attractive area planted with a range of flowers and shrubs and to the rear boundary, there is a circular paved patio terrace perfect space for dining alfresco. The rear garden is fully enclosed by brick wall and timber fencing.

INTEGRAL GARAGE

Single garage with power and light. Manual up and over door. Courtesy door to utility room.

SERVICES

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



FAMILY BATHROOM

Comprising a neutral suite to include low level WC, pedestal wash hand basin, panelled bath with mains fed shower over, tiled surround and glass shower screen. Tiled floor. Frosted window to rear elevation.

BEDROOM 3

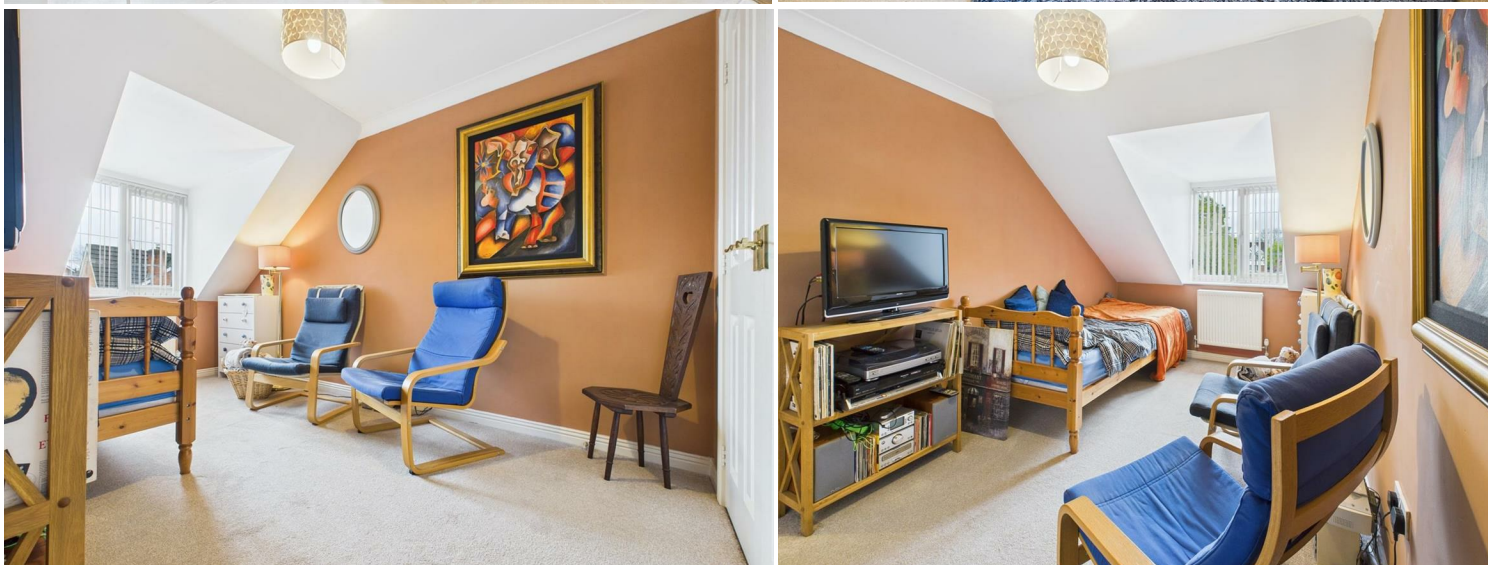
4.14m x 2.65m (13'6" x 8'8")

A further double bedroom with window to front elevation. Built-in wardrobes.

BEDROOM 4

3.87m x 2.46m (12'8" x 8'0")

A double bedroom with window to rear elevation. Built-in wardrobe.



GROUND FLOOR

RECEPTION HALL

Entrance door with two side panels leading into spacious and welcoming entrance hall. Stairs to first floor. Understairs storage area. Wood effect laminate flooring.

CLOAKROOM/WC

Comprising low level WC and wall mounted corner wash hand basin. Half tiled walls.

LOUNGE

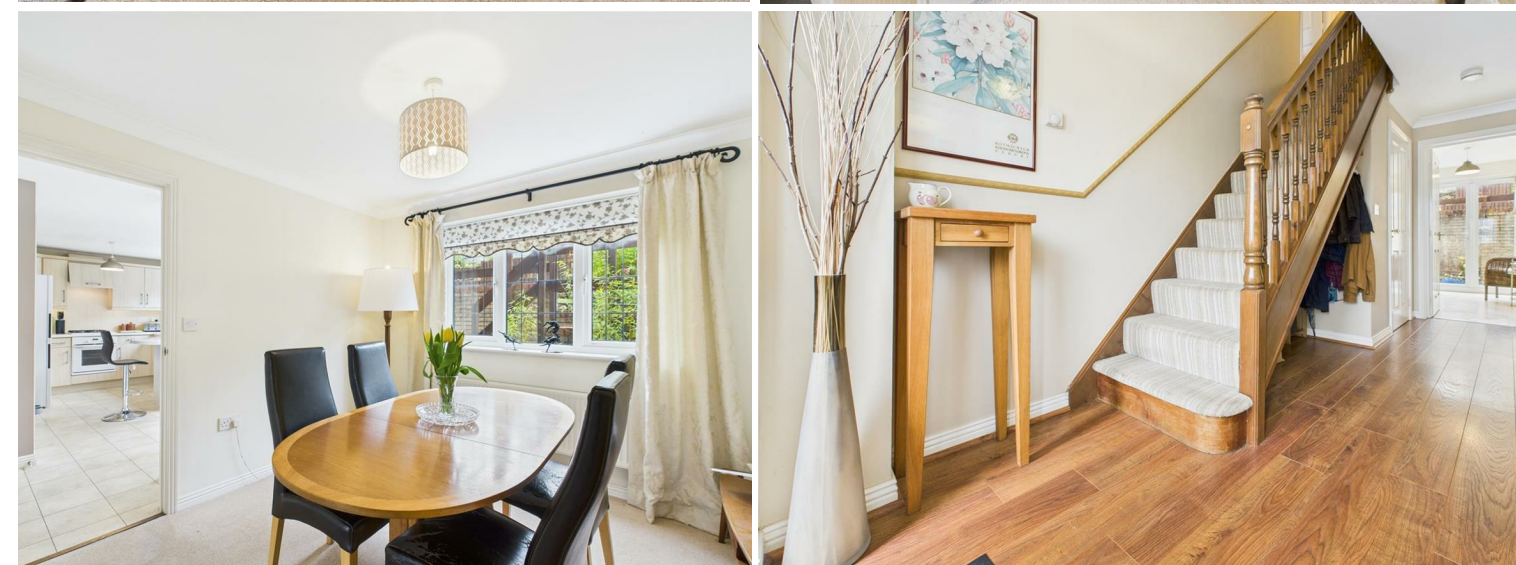
5.71m x 3.48m (18'8" x 11'5")

A very well-proportioned reception room, enjoying a feature bay window to the front elevation. Feature open fireplace with marble surround. Double doors lead through to: -

DINING ROOM

3.23m x 2.88m (10'7" x 9'5")

Affording a second reception space currently utilised as a formal dining room with window to rear elevation.



KITCHEN/BREAKFAST ROOM

5.26m x 3.23m max (17'3" x 10'7" max)

A fantastic open plan space comprising an extensive range of base and eye level storage units with ample laminate worktops and tiled splashbacks, as well as breakfast bar. Inset four ring gas hob with extractor hood over and oven/grill below. One and a half bowl and drainer stainless steel sink unit. Space for dishwasher and free-standing full height fridge freezer. Built-in pantry. Fully tiled floor. Window and French doors to rear garden

UTILITY ROOM

2.65m x 1.64m (8'8" x 5'4")

Comprising further fitted storage units with worktop and tiled splashbacks. One bowl and drainer sink unit with mixer tap. Space for washing machine. Courtesy door to side. Door to garage.



FIRST FLOOR STAIRS AND LANDING

Spacious landing area with loft access point. Built-in airing cupboard housing Glow Worm gas combination boiler.

PRINCIPAL BEDROOM

3.95m x 3.60m (12'11" x 11'9")

A very well-proportioned double bedroom, affording two sets of built-in wardrobes. Two windows to front elevation. Door to: -

EN-SUITE SHOWER ROOM

Appointed with a modern and neutral suite to include low level WC, pedestal wash hand basin and walk-in shower cubicle with waterfall shower head and separate hand-held shower attachment having tiled surround. Part-tiled walls. Frosted window to front elevation.

BEDROOM 2

3.99m x 2.75m (13'1" x 9'0")

A double bedroom with built-in wardrobe. Window to rear elevation. Jack & Jill access to: -

