



## DIRECTIONS

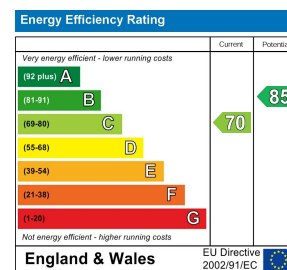
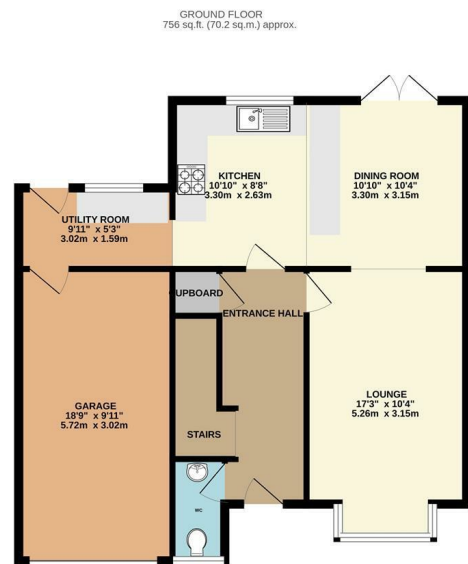
From our Chepstow office proceed up the High Street, turning right onto Welsh Street and then turning left onto St Kingsmark Avenue, take the first left onto Deans Hill, proceeding up the hill where following the numbering, you will find the property on the right hand side.

## SERVICES

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

## TENURE - FREEHOLD

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



TOTAL FLOOR AREA - 1248 sq.ft. (115.9 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 for 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.  
Made with Metropix ©2025

**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.



# 10 DEANS HILL, CHEPSTOW, MONMOUTHSHIRE, NP16 5AT

3 1 2 C

£365,000

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



Occupying a very pleasant and elevated position within this popular residential area of The Danes, retaining a short walking distance to the town centre and both primary and secondary schooling, this well-presented, detached property will no doubt suit a variety of markets and affords well-planned and deceptively spacious living accommodation. The layout briefly comprises to the ground floor, entrance hall, cloakroom/WC, lounge with bay window, open plan kitchen/dining room with French doors to rear garden and utility room, whilst to the first floor are three bedrooms and a family bathroom. The property further benefits an integral single garage, private driveway providing parking for two vehicles and a low maintenance rear garden.

Being situated in Chepstow, a range of facilities are close at hand to include 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 Bristol, Cardiff and Newport all within commuting distance.

**GROUND FLOOR**

**ENTRANCE HALL**

Entrance door with glazed panel leads to spacious and welcoming reception hall with contemporary tiled flooring. Stairs to first floor and understairs storage cupboard.

**CLOAKROOM/WC**

Low level WC and wall mounted wash hand basin with tiled splashback. Frosted window to front elevation. Tiled flooring.

**LOUNGE**

**5.26m x 3.15m (17'3" x 10'4")**

A very well-proportioned reception room enjoying a feature bay window to front elevation. Open to: -

**OPEN PLAN KITCHEN/DINING ROOM**

**3.30m x 5.78m (10'9" x 18'11")**

Affording a fantastic modern open plan space perfect for everyday family living. Kitchen area comprises an extensive range of fitted base and eye level storage units with ample granite worktops over and breakfast bar. One and a half bowl sink with mixer tap. Integrated appliances to include four ring induction hob with extractor hood over and oven/grill below, full height fridge/freezer and dishwasher. Space for dining table and chairs. Window and French doors to rear garden. Tiled flooring throughout. Archway to: -

**UTILITY ROOM**

**3.02m x 1.60m (9'11" x 5'3")**

Fitted granite worktop and tiled splashbacks. Space for washing machine and tumble dryer. Window and door to rear. Door to garage.

**FIRST FLOOR STAIRS AND LANDING**

Spacious bright and airy landing area with window to side elevation. Loft access point. Airing cupboard with shelving.

**BEDROOM 1**

**4.39m x 2.77m (14'5" x 9'1")**

Comprises a well-proportioned double bedroom with window to front elevation with far reaching views across Chepstow and towards rolling countryside.

**BEDROOM 2**

**3.58m x 2.77m (11'9" x 9'1")**

A double bedroom with window to rear elevation.

**BEDROOM 3**

**2.87m x 2.64m (9'5" x 8'8")**

A good size single bedroom with window to front elevation, enjoying open views. Built-in storage cupboard.

**FAMILY BATHROOM**

Comprising a modern suite to include panelled P-shape bath with mains fed shower over and glass shower screen, wash hand basin inset to vanity unit and low-level WC. Heated towel rail. Part-tiled walls. Frosted window to rear elevation.

**GARDENS**

To the front is a private block paved driveway providing off-street parking for two vehicles and low maintenance garden area laid to stones. Gated pedestrian access leading to rear garden. The rear garden comprises a paved patio area which runs full width of the rear of the property and provides a perfect space for dining and entertaining. Steps lead up to a level area laid to lawn with a range of plants and shrubs, as well as second paved terrace area providing a further space for alfresco dining. Furthermore, there are a few more low maintenance areas laid to stones, bordered by a range of attractive plants, shrubs and trees. The rear garden is westerly facing and fully enclosed by timber fencing.

**GARAGE**

**5.72m x 3.02m (18'9" x 9'11")**

Integral garage with manual up and over door. Door to utility room. The garage houses the gas combination boiler.

**SERVICES**

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

