



## DIRECTIONS

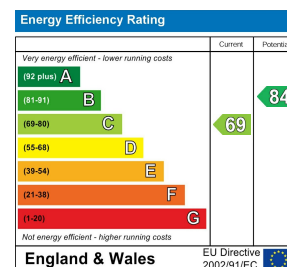
From our Chepstow office proceed up Moor Street, turning left onto the A48 and then taking the first turning right into Garden City Way, proceed along this road without deviation bearing right onto Rockwood Road. Proceed along this road taking the first turning into the drive on the right -hand side, where you will find Trewyn in front of you.

## SERVICES

All 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.



## TREWYN, ROCKWOOD ROAD, CHEPSTOW, MONMOUTHSHIRE, NP16 5DT



**£385,000**

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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.



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 two double bedrooms, living room, kitchen/diner and modern shower room. Outside, the property features a private decked garden to the side with views towards the River Severn. There are also mature flower borders to the rear and side with parking for several vehicles to the front and access to the single garage.

Being situated within walking distance of Chepstow town centre where there are a number of facilities close at hand to include local shops, doctors, dentists and a range of pubs and restaurants. There are good bus, road and rail links with the A48, M4 and M48 motorway networks close at hand.

#### ENTRANCE PORCH

Frosted double glazed door to front elevation.

#### RECEPTION HALL

Spacious reception hall with frosted half glazed door with glass panel. Solid oak floors. Storage cupboard.

#### SITTING ROOM

**3.63m x 5.47m (11'10" x 17'11")**

A lovely light sitting room with patio door to front and window to side elevation. Feature electric fireplace.

#### KITCHEN/BREAKFAST ROOM

**4.32m x 3.50m (14'2" x 11'5")**

Appointed with an attractive range of base and eye level storage units with ample work surfacing over and breakfast bar perfect for informal meals. Built-in washing machine, fridge/freezer and dishwasher. Range cooker with extractor over. Inset one bowl and drainer stainless steel sink unit with mixer tap. Tiled splashbacks. Window to rear and patio door to side elevation. Storage cupboard housing Worcester combination boiler.

#### BEDROOM 1

**3.03m x 4.09m (9'11" x 13'5")**

A spacious double bedroom with ample room for storage. Window to front elevation.

#### BEDROOM 2

**3.65m x 3.03m (11'11" x 9'11")**

A double bedroom with uPVC window to front elevation.

#### SHOWER ROOM

Appointed with a three piece suite to include double shower unit with curved glass shower enclosure with rainfall overhead shower and hand-held shower attachment, low level WC and wash hand basin with mixer tap inset to vanity storage unit. Attractive inset mirror with oak frame shelving. Tiled walls and tiled flooring. Frosted window to rear.

#### OUTSIDE

##### GARAGE

**5.34m x 2.73m (17'6" x 8'11")**

Approached via private driveway offering parking for three vehicles, single garage with up and over door with power and light.

##### GARDENS

The property benefits from a wraparound garden with a range of mature shrubs and trees, as well as a private decked area with views over Chepstow town, towards the River Severn and beyond.

##### SERVICES

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

