



DIRECTIONS

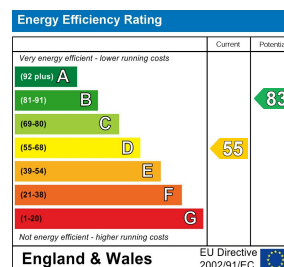
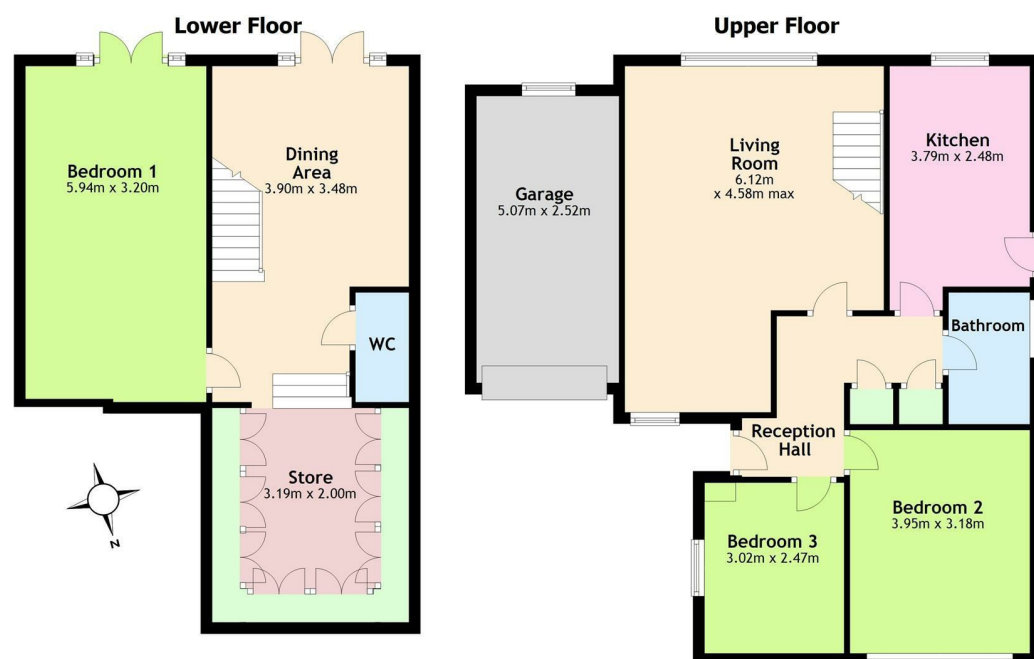
From our Chepstow office proceed up Moor Street and turn left onto the A48. Proceed over the Wye Bridge then take the turning right towards Sedbury where at the roundabout head straight over onto Wyebank Road. Continue along this road turning right into Wyebank Way where you will find the property directly ahead of you.

SERVICES

All mains services are connected, to include mains gas central heating.
Council tax band C

TENURE - FREEHOLD

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



**10A WYEBANK WAY, TUTSHILL, CHEPSTOW,
GLOUCESTERSHIRE, NP16 7DN**

 **3**  **2**  **2**  **D**

£435,000

Sales: 01291 629292

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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. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

PLEASE NOTE
None of the fixtures, fittings or equipment has been tested by us. Room sizes should not be relied upon for carpets and furnishing.

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 and Moon and Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Moon and Co. are delighted to be offering to the market 10A Wyebank Way, situated within this popular cul-de-sac in the Wyebank estate. The property boasts versatile accommodation within this deceptively spacious family home. From the front entrance door is access to the reception hall with fitted storage and loft access point, with access to two double bedrooms, updated family bathroom, kitchen and living area, benefiting from a full height picture window overlooking the rear garden and with superb views towards the Severn Estuary. From the living room stairs lead down to a formal dining area with WC and steps leading to utility come storage area, as well as access to a sizeable double bedroom. Outside the property is approached via brick paviour driveway with parking for three to four cars, as well as access to single garage, with the rear gardens benefiting from paved seating area leading to level lawned gardens, bounded by timber fencing and complete with timber store shed and gated access onto the Offas Dyke footpath.

Being situated in Tutshill, a wide range of local facilities are close at hand to include primary and secondary schools, shops, pubs and restaurants, as well as a further abundance of amenities in nearby Chepstow. There are good bus, road and rail links with A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within easy commuting distance.

UPPER FLOOR

RECEPTION HALL

With uPVC double glazed front door, providing access to reception hall complete with laminate flooring. Double fitted storage cupboard. Loft access point.

LIVING ROOM

6.12m x 4.58m maximum overall including stairwell (20'0" x 15'0" maximum overall including stairwell)

A bright and airy reception room with uPVC double glazed window to front elevation and uPVC double glazed picture window to rear elevation, capitalising on the superb views towards the Severn Estuary. Laminate flooring. Feature modern cast iron wood burner.

KITCHEN

3.79m x 2.43m (12'5" x 7'11")

Appointed with a modern range of high gloss, handle less base and eye level storage units. Inset one and a half bowl and drainer sink unit with brushed chrome mixer tap. Fitted appliances include an inset five ring gas hob with extractor over, eye level electric fan assisted oven and grill, dishwasher and larder style fridge/freezer. Tiled flooring. uPVC double glazed window to rear elevation. Door to side.

BATHROOM

Comprising a three piece white suite to include low level WC, wash hand basin with chrome mixer tap inset into vanity unit and panelled bath with chrome mixer tap, shower screen and

electric shower over. Fully tiled walls and floor. Spot lighting. Chrome heated towel rail. Frosted uPVC double glazed window to side elevation.

BEDROOM TWO

3.95m x 3.18m (12'11" x 10'5")

A spacious double bedroom with uPVC double glazed window to front elevation. This room is currently utilised as office space.

BEDROOM THREE

3.02m x 2.47m (9'10" x 8'1")

A double bedroom with uPVC double glazed window to side elevation.

GROUND FLOOR

Accessed via staircase with oak and glass balustrade.

DINING AREA

3.9m x 3.48m overall (12'9" x 11'5" overall)

With uPVC double glazed French doors leading to rear garden. Recently installed kitchenette area. Laminate flooring.

GROUND FLOOR SHOWER ROOM

Comprising a three piece white suite to include low level WC , wash hand basin inset into vanity unit with chrome mixer tap and walk in shower.. Chrome heated towel rail. Spot lighting. Laminate flooring.

UTILITY STORE AREA

3.19m x 2m (10'5" x 6'6")

A useful space with a range of fitted storage cupboards. Spot lighting. Laminate flooring.

BEDROOM ONE

5.94m x 3.2m (19'5" x 10'5")

A generous double bedroom with uPVC double glazed French doors leading to the rear garden.

OUTSIDE

To the front the property is approached via brick paviour driveway providing parking for three to four vehicles and access to single garage. Side access leads to the rear garden with paved seating area and level lawns, all bounded by timber feather edge board fencing and with timber store shed, offering a private and sunny aspect.

SERVICES

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

