



DIRECTIONS

From our Chepstow office proceed up Welsh Street taking the first turning left into St Kingsmark Avenue. Proceed up St Kingsmark Avenue where you will find No. 55 on your left hand side.

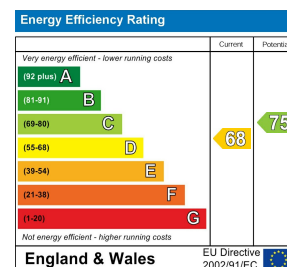
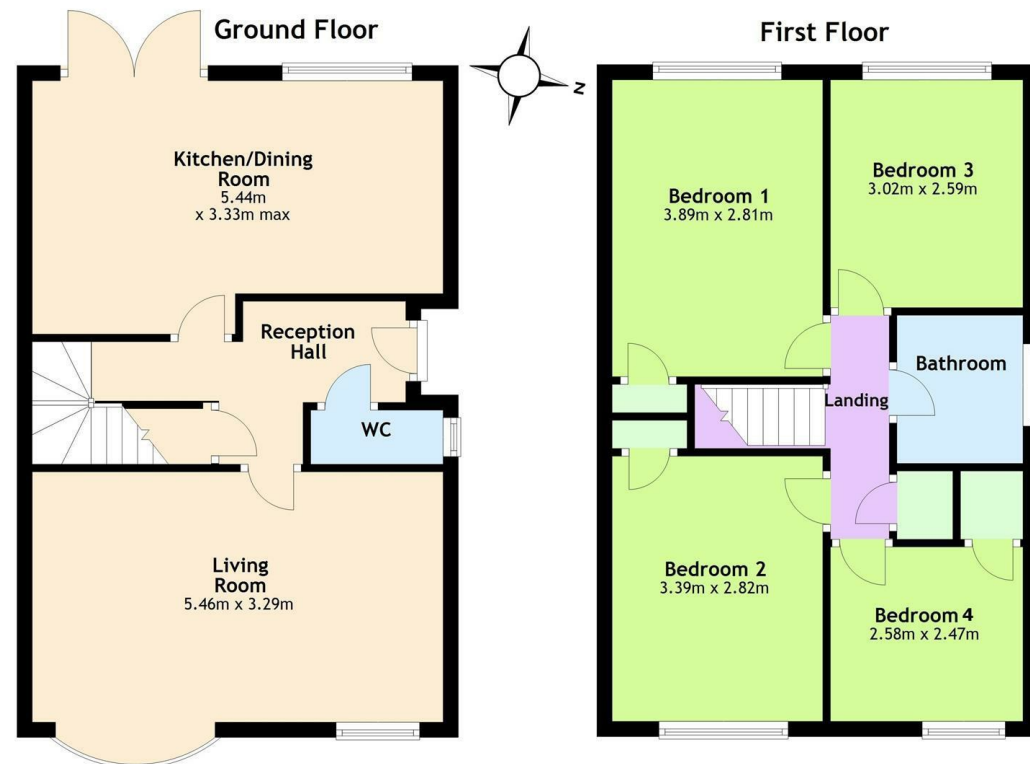
SERVICES

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.



**55 ST. KINGSMARK AVENUE, CHEPSTOW,
MONMOUTHSHIRE, NP16 5LY**



£424,950

**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.

Situated in the ever-popular residential area of The Danes, within easy walking distance of both primary and secondary schooling as well as an extensive range of amenities in Chepstow, this well-presented detached family home enjoys a pleasant position backing onto a playing field. The well-planned living accommodation briefly comprises to the ground floor: entrance hall, cloakroom/WC, lounge and open plan kitchen/dining room with French doors to rear garden. To the first floor there are four bedrooms and a family bathroom. The property further benefits from a low maintenance westerly facing rear garden with an option of inserting a pedestrian gate which will lead directly to a playing field. There is also a detached single garage and a private driveway providing parking for up to three vehicles.

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

GROUND FLOOR

ENTRANCE HALL

uPVC door leads into welcoming and spacious entrance hall with tiled floor. Understairs storage cupboard and fitted sideboard. Half-turned staircase leading to first floor.

CLOAKROOM/WC

Comprising low level WC and wall-mounted corner wash hand basin. Part-tiled walls and tiled floor. Frosted window to side elevation.

KITCHEN/DINING ROOM

5.44m x 3.33m (17'10" x 10'11")

Comprising a modern open plan room, with kitchen area appointed with an extensive range of base and eye level storage units with ample work surfacing over and tiled splashbacks. Four ring Bosch gas hob with extractor hood over and eye level double oven/grill. Integrated dishwasher and spaces for full height fridge freezer and washing machine. Inset one bowl and drainer sink unit with mixer tap. One of the cupboards housing gas combi-boiler (installed in January 2024). Tiled floor. Window to rear elevation and French doors to garden.

LOUNGE

5.46m x 3.29m (17'10" x 10'9")

Well-proportioned reception room with two windows to front elevation. Wall-mounted gas fireplace.

FIRST FLOOR STAIRS AND LANDING

With loft access point to partially boarded loft and airing cupboard.

BEDROOM 1

3.89m x 2.81m (12'9" x 9'2")

A generous double bedroom with built-in wardrobes. Window to rear elevation.

BEDROOM 2

3.02m x 2.59m (9'10" x 8'5")

A double bedroom with overstairs built-in wardrobe. Window to front elevation.

BEDROOM 3

3.02m x 2.59m (9'10" x 8'5")

A double bedroom with window to rear elevation.

BEDROOM 4

2.58m x 2.47m (8'5" x 8'1")

A single bedroom, currently utilised as a study. Built-in cupboard.

FAMILY BATHROOM

A modern and neutral suite to include panelled bath with mains fed shower over, wash hand basin with mixer tap inset to vanity unit and low level WC. Tiled walls and tiled flooring. Frosted window to side elevation.

OUTSIDE

GARDENS

To the front is a low maintenance garden to include an area laid to lawn and small area laid to stones, bordered by a low-rise hedgerow and brick wall. The rear garden enjoys a westerly aspect, comprising paved patio area with further level area laid to lawn. Paved pedestrian pathway leads to the second paved patio area at end of the rear garden, providing an ideal private spot. Bordered by a range of attractive plants, shrubs and fully enclosed by a brick wall and timber fencing.

GARAGE

Tarmac private driveway providing parking for two vehicles leads to a detached single garage with manual up and over door, power and light. Gated access leads to a further parking space at the front.

SERVICES

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

