



DIRECTIONS

From our Chepstow office proceed up Moor street turning right onto A48, proceed to the roundabout taking third exit and continuing along the A48, proceed down Pwllmeyric Hill turning right into Pwllmeyric Close and following the road down to the left where you will find the property at the end of the cul-de-sac on the left hand side.

SERVICES

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

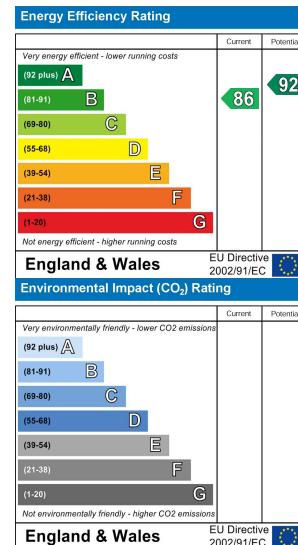
Council Tax Band G.

TENURE - FREEHOLD

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

GROUND FLOOR
1238 sq ft. (115.1 sq.m.) approx.

1ST FLOOR
814 sq ft. (75.7 sq.m.) approx.



Whilst every precaution has been taken to ensure the accuracy of the information contained in these measurements of rooms, windows, doors and any areas shown, no representation or warranty is given 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 dimensions shown are not to scale and have not been tested and no guarantee as to their operability or efficiency can be given.
Made with MapInfo 2009.

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 furnishings 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.



**LLETY CARIAD, 5 PWLLMEYRIC CLOSE,
PWLLMEYRIC, CHEPSTOW, MONMOUTHSHIRE,
NP16 6JG**



GUIDE PRICE £680,000

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

Moon & Co. are delighted to offer to the market 5 Pwllmeyric Close, Chepstow. This beautifully presented property, built in 2021, boasts fantastic family accommodation set within private gardens. Internally the property briefly comprises a bright and airy reception hall with access to a sitting room/snug, WC, living room and kitchen/dining room with access to the utility room, with under floor heating to the ground floor. To the first floor are four double bedrooms, two of which have en-suite facilities, as well as modern family bathroom. The property also benefits from modern sprinkler system, bespoke oak doors and balustrade. Outside the property is accessed via gate leading to brick paviour driveway with parking for approximately 5 vehicles as well as detached double garage, with side access leading to the rear garden. The rear garden is predominantly laid to lawn with low maintenance borders and with a superb view over surrounding countryside.

Planning permission for attractive self-contained annex, Ref DM/2023/00768 has been granted.

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



OUTSIDE

To the front the property is approached via gated access leading to a brick paviour driveway with parking for approximately five vehicles, as well as access to a detached double garage complete with power and lighting. Side access leads to the rear garden being predominantly laid to lawn with low maintenance beds and borders and bounded by timber fencing and hedging, as well as a generous composite decking area at the rear boundary to provide a perfect additional space for dining, entertaining and socialising with friends and family. All the while benefitting from a superb view over the surrounding countryside.

SERVICES

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

AGENTS NOTE

Please note - the Vendors have also obtained planning consent for the construction of a detached self-contained annex offering entrance hall, living room, kitchen/dining room, bedroom with en-suite shower room, plus additional WC/cloakroom and study/hobby room. Details are to be found on the Monmouthshire County Council website. Reference :- DM/2023/00768



BEDROOM 3**3.8m x 3.54m maximum (12'5" x 11'7" maximum)**

'L' shape bedroom with window to rear elevation with fitted shutters. Spotlighting. Access to: -

EN-SUITE SHOWER ROOM

This beautifully presented and well fitted en-suite comprises a three-piece white suite to include low level WC with concealed cistern, semi-pedestal wash hand basin with chrome mixer tap and mirror with light over, as well as shower cubicle with chrome mains fed deluge shower head. Slim line modern radiator. Porcelain tiled flooring and part-tiled walls. Satin window to side elevation.

BEDROOM 4**3.55m x 3.06m (11'7" x 10'0")**

A spacious double bedroom with window to front elevation and fitted shutters. Spotlighting. Access to: -

EN-SUITE SHOWER ROOM

Appointed with a three-piece white suite to include low level WC with concealed cistern, semi-pedestal wash hand basin with chrome mixer tap and mirror with light over, as well as shower cubicle with chrome mains fed deluge shower head. Slim line modern radiator. Porcelain tiled flooring and part-tiled walls. Satin window to side elevation.

**GROUND FLOOR****RECEPTION HALL**

Accessed via composite front door with satin glazed window. High quality porcelain tiled flooring. Stairs to first floor. Glazed oak doors leading to reception rooms.

SITTING ROOM/SNUG**3.9m x 3.57m (12'9" x 11'8")**

A versatile reception room, currently utilised as sitting room/snug, with the option to be used as play room or an office space if required. Window to front elevation with fitted shutters.

LIVING ROOM**4.83m x 3.2m (15'10" x 10'5")**

A spacious reception area, accessed from the hallway via glazed double doors with window to front elevation with fitted shutters. Open plan to kitchen/dining room.



KITCHEN/DINING ROOM

8.36m x 3.41m (27'5" x 11'2")

A beautifully presented and well-appointed kitchen/dining room with high quality base and larder style kitchen units with marble effect worktops and central island. Inset one bowl and drainer sink unit with chrome mixer tap. Fitted appliances include electric induction hob with in-built extractor, eye level Neff oven with hide and slide door and Neff combi-microwave and grill, as well as integrated dishwasher and larder style fridge/freezer. Porcelain tiled flooring continuing into the dining area, full height window to rear elevation, additional window to rear elevation, as well as French doors opening to the garden. Access to: -

UTILITY ROOM

Fitted with a range of base and eye level storage units with space and plumbing for washing machine and tumble dryer. Cupboard housing new Worcester combi-boiler. Inset stainless steel one bowl and drainer sink unit with mixer tap. Porcelain tiled flooring. Door to side elevation.

GROUND FLOOR WC

Comprising a two-piece suite to include low level WC with concealed cistern and semi-pedestal wash hand basin with chrome mixer tap and mirror with light over. Porcelain tiled flooring.



FIRST FLOOR STAIRS AND LANDING

This open and bright landing area benefits from two full height windows to the front elevation, flooding in natural light. Access to four bedrooms and family bathroom.

BEDROOM 1

4.16m x 3.29m (13'7" x 10'9")

A generous double bedroom with window to front elevation and fitted wooden shutters.

BEDROOM 2

4.17m x 3.28m (13'8" x 10'9")

A spacious double bedroom with loft access point. Window to rear elevation with fitted shutters, overlooking the rear gardens and offering superb views.

FAMILY BATHROOM

Comprising a four-piece modern white suite to include low level WC with concealed cistern, semi-pedestal wash hand basin with chrome mixer tap, white bath with chrome mixer tap and porcelain tiled side and walk-in double shower cubicle with deluge mains fed shower over. Part-tiled walls and flooring. Spotlighting. Satin window to rear elevation.

