



DIRECTIONS

From our Chepstow office, proceed up the High Street, turning right at the town arch onto Welsh Street, continue to the end of this road where you reach a roundabout, taking the second exit towards Itton and Devauden. Continue through the village of Itton into the village of Devauden. At the Green, turn right, and then left into the lane, and left again into The Smithy, where upon following the numbering, you will find the property on the left hand side.

SERVICES

Mains water and electricity. Electric heating.
Council tax band C

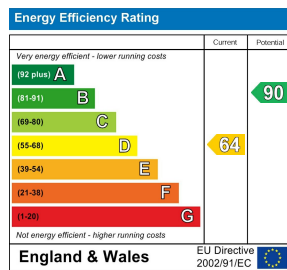
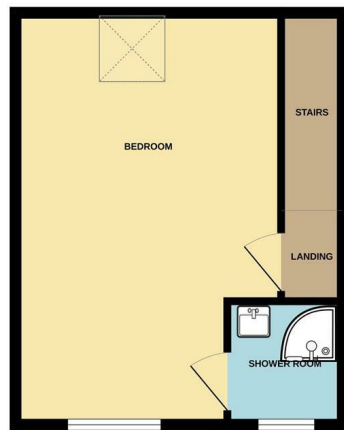
TENURE - FREEHOLD

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



GROUND FLOOR

1ST FLOOR



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 12/2025

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.



**11 THE SMITHY, DEVAUDEN, CHEPSTOW,
MONMOUTHSHIRE, NP16 6QA**



£209,950

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

This end link one bedroom property in The Smithy offers a superb opportunity to acquire a reasonably priced property situated within the rural village of Devauden. Ideal for first time buyers or as an investment. The property is laid out in a unique and spacious manner with reception hall, ground floor WC, living room and modern kitchen. Stairs from the living room take you up to the spacious double bedroom with en-suite shower room. Outside, the property benefits from lawned garden to the front and low maintenance garden to the rear, and two allocated parking spaces.

Being situated in Devauden, there are a number of facilities close to hand in nearby Chepstow to include local primary and secondary schools, shops, pubs and restaurants. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Newport, Cardiff and Bristol all within easy commuting distance.

GROUND FLOOR

ENTRANCE HALL

With door to side elevation. Door to: -

GROUND FLOOR WC

Low-level WC and pedestal wash hand basin with mixer tap and tiled splashback. Window to rear elevation.

LIVING ROOM

4.39m x 3.06m (14'4" x 10'0")

With two windows to front elevation. Stairs to first floor and understairs storage cupboard. Wood effect flooring.

KITCHEN

3.38m x 2.35m (11'1" x 7'8")

Appointed with a matching range of base and eye level storage units with ample wooden work surfacing over. One bowl and drainer stainless steel sink unit with mixer tap. Four ring electric hob with extractor over and oven below. Space for full height fridge/freezer and washing machine. Tiled floor and window to rear elevation.

FIRST FLOOR STAIRS AND LANDING

Loft access point.

BEDROOM

4.61m x 3.35m (15'1" x 10'11")

A spacious double bedroom with window to rear elevation and Velux rooflight. Door to: -

EN-SUITE SHOWER ROOM

Appointed with a two-piece suite to include wash hand basin set over storage drawers and a corner shower unit with electric shower over. Tiled walls. Feature stained glass window to rear elevation.

OUTSIDE

The front garden is mainly laid to lawn with paved pathways leading to the front door, whilst the rear garden is laid to gravel for easy maintenance with raised flower borders. The property also benefits from two allocated parking spaces.

SERVICES

Mains water and electricity. Electric heating.

