



## DIRECTIONS

From our Chepstow office proceed up the High Street, through the town arch turning right onto Welsh Street. Continue up Welsh Street turning left onto St Kingsmark Avenue. Proceed up St Kingsmark Avenue passing the park area on the left hand side. Turn left into Stuart Avenue where following the numbering, you will find the property on the right hand side.

## SERVICES

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

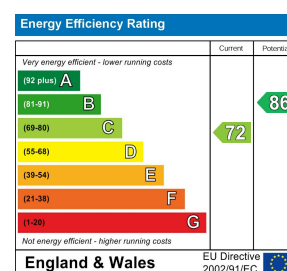
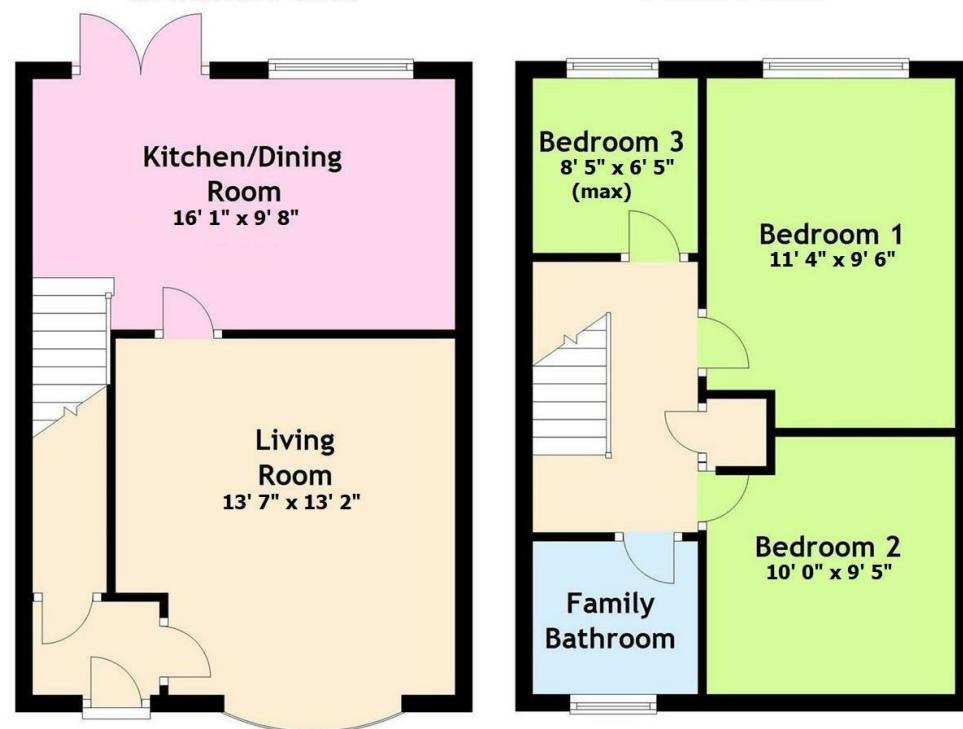
## TENURE - FREEHOLD

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



## Ground Floor

## First Floor



**16 STUART AVENUE, CHEPSTOW,  
MONMOUTHSHIRE, NP16 5NU**



**£345,000**

**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.



Occupying a pleasant position on this quiet no through road within the popular residential Danes area of Chepstow town, this well presented semi-detached property has been a much loved home by the current vendors and will no doubt suit a variety of markets. The well-planned living accommodation is arranged over two floors and briefly comprises to the ground floor; entrance hall with large walk-in storage cupboard, well proportioned lounge with bay window and a fantastic open plan kitchen/dining room with French doors leading out to the garden. The first floor offers two double bedrooms and a third single bedroom as well as a family bathroom. The property further benefits from low-maintenance gardens to both the front and rear including two sizeable paved patio areas, ample private driveway and a detached single garage.

Being situated within walking distance of Chepstow Town Centre, there are a wide range of local facilities available, to include primary and secondary schools, shops, pubs and restaurants as well as doctors and dentists. 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.

We would strongly recommend arranging an internal viewing to appreciate all this property has to offer.

**GROUND FLOOR**

**RECEPTION HALL**

With uPVC front door, and a very useful large walk-in storage cupboard. Door to:-

**LOUNGE**

**4.14m x 4.01m (13'7" x 13'2")**

A really well-proportioned reception room enjoying lots of natural light from feature bay window. Door to:-

**KITCHEN/DINING ROOM**

**4.90m x 2.95m (16'1" x 9'8")**

A fantastic open plan kitchen/dining space perfect for contemporary everyday living. The kitchen area comprises a good range of fitted wall and base wooden units with ample laminate worktop and tiled splashback. Inset one and a half bowl stainless steel sink with mixer tap. Integrated four ring gas hob with feature extractor hood over and electric oven/grill beneath, and integrated full height fridge/freezer. Space and plumbing for dishwasher and washing machine. The kitchen area has a window to rear elevation whilst the dining area enjoys French doors leading out to the rear garden. Tiled floor and stairs to the first floor.

**FIRST FLOOR STAIRS AND LANDING**

A spacious light and airy landing with window to the side elevation. Airing cupboard housing the Worcester gas combi boiler with inset shelving. Loft access with ladder to boarded loft space.

**PRINCIPAL BEDROOM**

**3.45m x 2.90m (11'4" x 9'6")**

A really well proportioned double bedroom enjoying a large window to the rear elevation and fitted wardrobes.

**BEDROOM 2**

**3.05m x 2.87m (10'0" x 9'5")**

A good size second double bedroom with window to the front elevation.

**BEDROOM 3**

**2.57m x 1.96m maximum (8'5" x 6'5" maximum)**

Currently utilised as a study. Useful over stairs storage cupboard with shelving. Window to rear elevation.

**FAMILY BATHROOM**

Comprising a modern neutral suite to include a 'P' shaped bath with mains fed shower over and glass shower screen, concealed cistern WC, and wash hand basin inset to vanity unit with mixer tap. Heated towel rail. Tiled floor and fully tiled walls. Window to the front elevation.

**GARDEN**

The front garden comprises a sizeable low-maintenance area mainly laid to lawn, bordered to one side by low-level hedgerow and to the other side a pedestrian pathway which leads to the front entrance door with a storm porch. A spacious low-maintenance rear garden with a paved patio area spanning the full width of the property with steps leading up to a paved pathway bordered either side by level lawns. At the rear of the garden there is a further sizeable full width paved patio area. The rear garden is fully enclosed by timber fencing to all sides with gated pedestrian access to the side of the property and garage.

**GARAGE**

A private tarmacadam driveway provides off street parking for two vehicles and gives access to the garage. A detached single garage with manual up and over door, light and power connected.

**SERVICES**

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

