



DIRECTIONS

From our Chepstow office proceed along the A48 towards Newport. Proceed towards Langstone turning left towards Llandeudaud opposite the Britannia Motor Garage. Continue along the lane without deviation, where passing the village green on the right hand side you will find the property on the left.

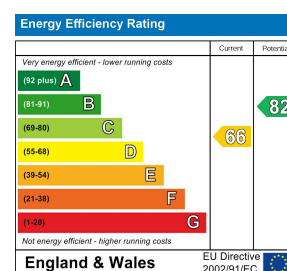
SERVICES

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

2021/2022 Council Tax Band G.

TENURE - FREEHOLD

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



BEAU VALLON LLANDEVAUD, NEWPORT, NP18 2AF

4 2 2 D

OFFERS IN EXCESS OF £500,000

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. 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 finishes.

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 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 regulation or as a consent and Moon and co-have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Moon & Co are delighted to offer to the market Beau Vallon, this well presented and detached dormer bungalow (area 1857 sq feet/172 sq metres) situated within a popular rural village position. The property offers versatile family accommodation with the option to utilise as one sizable family home or equally utilising part of the property as an annexe. To the ground floor is entrance hall leading to the reception hall to the left and study or family/annexe room to the right. Continuing through the main part of the property is a spacious reception hall providing access to the living/dining room, kitchen/breakfast room, ground floor bathroom and bedroom 4/snug. With two generous double bedrooms and shower room to the first floor. From the family/annexe room is access to the utility room and ground floor WC which could be used as kitchen and bathroom if some alterations were made along with another double bedroom to the first floor. Outside the property benefits from off-road brick paver parking area and lawned front gardens, side access leads to the rear garden offering paved seating area, level lawned garden and with views over the surrounding countryside to the rear. Being situated in Llandeud, a range of local facilities are close at hand to include three popular pub/restaurants. There are a further abundance of amenities in nearby Newport, Caldicot and Magor including primary and secondary schools, shops, 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 easy commuting distance.

GROUND FLOOR

ENTRANCE PORCH

With uPVC double glazed front door. Access to reception hall, annexe and stairs to first floor for Annexe. Laminate flooring

RECEPTION HALL

Fitted with laminate flooring and with stairs to first floor.

LIVING/DINING ROOM

24'8" x 12'9"

A bright and spacious reception area with two uPVC double glazed windows to front elevation overlooking the front garden and with views towards the village green. Feature gas fireplace with stone surround. Wood block flooring.

KITCHEN/BREAKFAST ROOM

19'11" x 10'5"

Appointed with a matching range of base and eyelevel storage units with granite effect worktops. With space for appliances to include range oven, dishwasher and fridge freezer. Fitted with inset one and a half bowl and drainer stainless steel sink unit with chrome mixer tap. Ceramic tiled splashbacks and flooring. uPVC double glazed window to rear elevation, door and window to side.

SNUG/BEDROOM 4

9'11" x 8'2"

With uPVC double glazed window to rear elevation and laminate flooring.

GROUND FLOOR BATHROOM

Comprising a three-piece white suite to include low level WC, pedestal wash hand basin with mixer tap and panelled bath with mixer tap. Chrome heated towel rail. Ceramic tiled walls and flooring. Frosted uPVC double glazed window to rear elevation.

ANNEXE GROUND FLOOR

LIVING AREA

19'3" x 10'8"

With uPVC double glazed windows to front and side elevations, laminate flooring. Currently utilised as spacious office but with fantastic potential for multi-generational living.

UTILITY ROOM

7'1" x 6'0"

This room could be utilised as kitchen for annexe living but currently offers space for washing machine and tumble dryer. Stainless steel one bowl and drainer sink unit with chrome mixer tap. Ceramic tile splashbacks and laminate flooring. uPVC double glazed window to rear elevation.

REAR LOBBY

Frosted uPVC double glazed door to rear garden. Laminate flooring. Large storage cupboard. Access to ground floor WC.

GROUND FLOOR WC

Comprising a two piece suite to include low level WC and pedestal wash hand basin with chrome taps. Laminate flooring. Frosted uPVC double glazed window to rear elevation.

ANNEXE FIRST FLOOR BEDROOM

19'6"x 11'5"

A spacious double bedroom with a range of fitted storage into eaves. uPVC double glazed windows to front and rear elevations both with pleasant views over the surrounding countryside.

FIRST FLOOR STAIRS AND LANDING

Benefiting from two large storage cupboards into eaves, one housing Combi boiler.

BEDROOM 1

13'8" x 10'8"

A spacious double bedroom with a range of fitted wardrobes and uPVC double glazed window to front elevation.

BEDROOM 2

13'8" x 10'7"

A double bedroom with a range of fitted wardrobes as well as uPVC double glazed window to rear elevation overlooking surrounding countryside.

FIRST FLOOR SHOWER ROOM

Comprising a three-piece white suite to include low level WC, wash hand basin with chrome mixer tap inset into vanity unit and corner shower cubicle with chrome mixer shower over. Fully tiled walls. Chrome heated towel rail. Velux rooflight. Loft access point.

OUTSIDE

To the front the property is approached via a brick paver driveway with immaculate lawned front garden. Side access leads to the rear garden benefitting from paved seating area and level lawn. With views towards the countryside behind the property.

