## DIRECTIONS

From our Chepstow office proceed up Welsh Street and just before the race course roundabout turn left into the Piercefield Avenue, continue into the development where you will find number 26 on your right.

## SERVICES

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

## TENURE - FREEHOLD

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

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.

# 26 PIERCEFIELD AVENUE, CHEPSTOW, MONMOUTHSHIRE, NP16 5JB

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## £449,950

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

The property comprises a detached family house, occupying a pleasant corner position within this established cul-de-sac, close to Chepstow's town centre, primary and secondary schools and leisure centre, with excellent road access to the M48 motorway and local area such as the world-famous Wye Valley.

The property briefly comprises to the ground floor reception hall, family room/study, living room, kitchen/dining room, utility room and cloakroom/WC. To the first floor is a principal bedroom with an en-suite shower room, added by the current vendors, something that few properties on this development have, further three bedrooms and updated modern family bathroom. Viewing is highly recommended.

## GROUND FLOOR

**ENTRANCE HALL**
Door to front elevation. Stairs off.

**LIVING ROOM**
**5.01m x 3.92m (16'5" x 12'10")**
With bay window to front elevation. Inset wood burning stove.

**KITCHEN/DINING ROOM**
**4.90m x 3.31m (16'0" x 10'10")**
A great sociable space to the rear of the property with French doors and window to rear garden. Appointed with a matching range of base and eye level storage units with ample work surfacing over and tiled splashbacks. Single drainer sink unit. Four ring electric hob with concealed extractor over and oven below. Integrated fridge.

**UTILITY ROOM**
**2.50m x 1.96m (8'2" x 6'5")**
Fitted with a range of base and eye level storage units with work surfacing over, tiled splashbacks and single drainer sink unit. Space for dishwasher, washing machine and full height fridge. Window and door to rear.

**CLOAKROOM/WC**
With low-level WC and wash hand basin. Window to side.

**FAMILY ROOM**
**3.91m x 2.31m (12'9" x 7'6")**
Formerly a garage, now a useful family room, approached via an arched entrance from the hallway with window to front elevation. Useful storage cupboard.

## FIRST FLOOR STAIRS AND LANDING

**BEDROOM 1**
**3.44m x 2.83m (11'3" x 9'3")**
A double bedroom with window to front elevation and a range of built-in wardrobes.

**EN-SUITE SHOWER ROOM**
Appointed with a three-piece suite to include step-in shower, vanity wash hand basin and low-level WC. Window to front elevation.

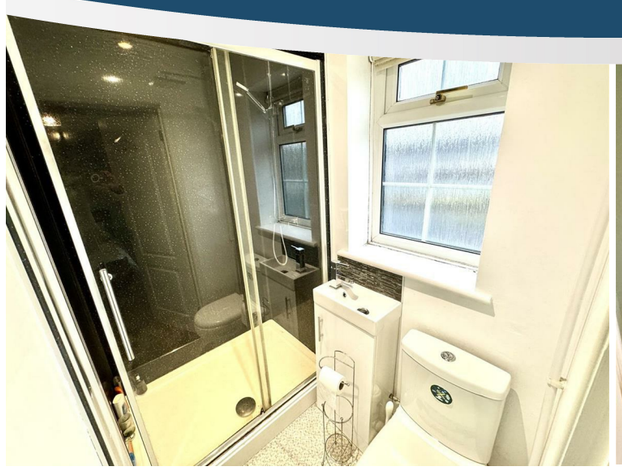
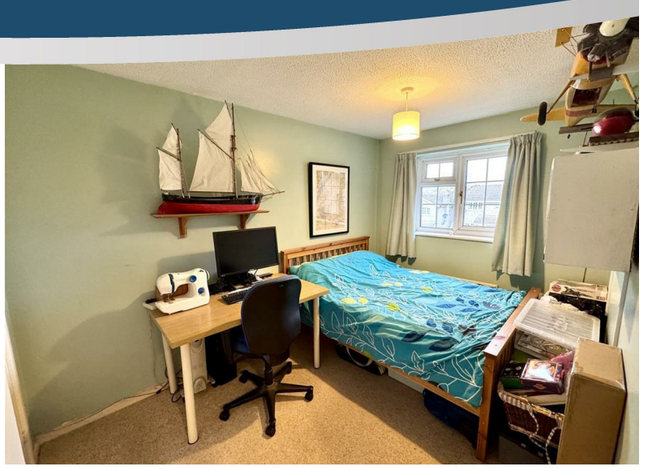
**BEDROOM 2**
**3.58m x 2.45m (11'8" x 8'0")**
A double bedroom with window to front elevation and a range of built-in wardrobes.

**BEDROOM 3**
**2.89m x 2.76m (9'5" x 9'0")**
With window to rear elevation.

**BEDROOM 4**
**2.78m x 1.96m (9'1" x 6'5")**
With window to rear elevation.

**FAMILY BATHROOM**
Attractively updated with a contemporary three-piece suite comprising panelled bath with shower over and glazed screen, vanity wash hand basin and low-level WC. Fully tiled walls and floor. Window to side elevation.

## OUTSIDE

**GARDENS**
To the front an extended driveway offering parking for up to three vehicles. To the rear is a pleasant, enclosed south-west facing garden with a bright open aspect along with pergola and sun terrace.

**SERVICES**
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