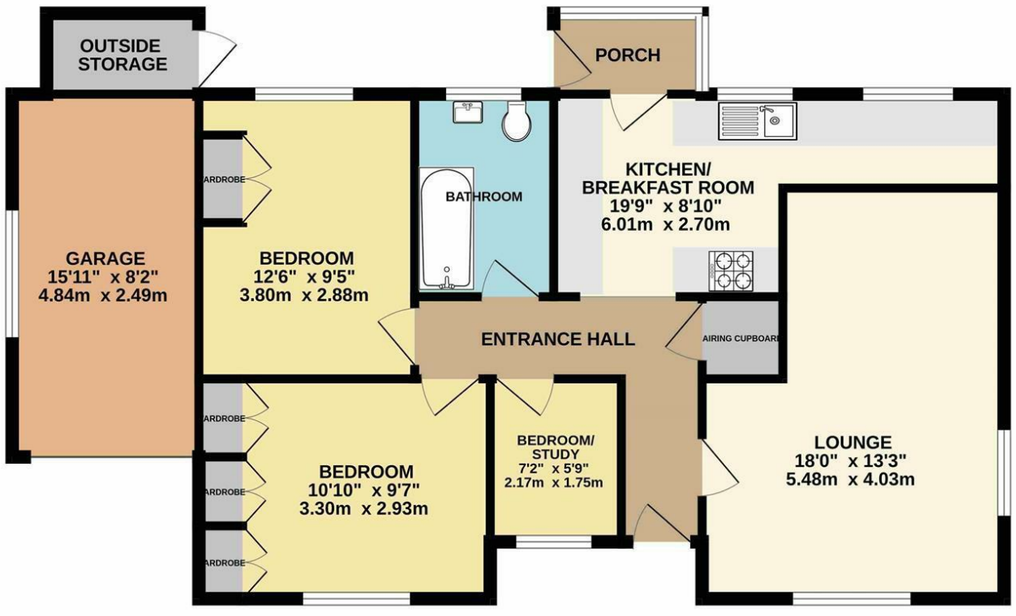
DIRECTIONS

From Chepstow take the A48 towards Newport. Passing the Ego pub/restaurant on your left hand side, turn right signposted Parc Seymour. Take the second left into Greenmeadow Drive where you will find the property on your left hand side.

TENURE - FREEHOLD

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

GROUND FLOOR
932 sq.ft. (86.5 sq.m.) approx.

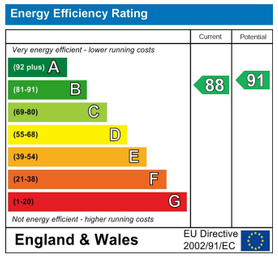


DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing 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.





MOON&CO

11 GREENMEADOW DRIVE PARC SEYMOUR, CALDICOT, NP26 3AW

3 1 1 B

£325,000

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

Offered to the market with the benefit of no onward chain, this property on Greenmeadow Drive comprises a detached bungalow, which would benefit from some cosmetic updating. The well-planned accommodation comprises: reception hall, kitchen/breakfast room, sitting room, three bedrooms and a bathroom. Further features include a single garage, driveway and generous gardens to both the front and rear.

The property is situated in Penhow, a popular and most sought-after village conveniently positioned just off the A48 providing excellent transport access to the M48 and M4 Motorways with direct links westbound to Newport (10 miles) and Cardiff (22 miles) and eastbound to Bristol (25 miles). The old market town of Chepstow is just 8 miles away and offers an extensive range of amenities to include bus and train stations, shops and restaurants.

ENTRANCE HALL
uPVC half-glazed frosted door to front elevation. Loft access point. Storage cupboard housing the combi-boiler.

SITTING ROOM
5.49m x 4.04m (18'0" x 13'3")
A spacious sitting room with large picture window to front and window to side elevations flooding in natural light.

KITCHEN
6.02m x 2.69m (19'9" x 8'10")
Appointed with a matching range of modern white gloss base and eye level storage units with granite effect work surfacing over and tiled splashbacks. One and half bowl and drainer stainless steel sink unit with mixer tap. Four ring gas hob with concealed extractor over and oven below. Space for full height fridge/freezer and washing machine. Breakfast bar. Ceramic tiled flooring. Two windows to rear elevation and door to rear porch with steps leading down to the rear garden.

BEDROOM 1
3.81m x 2.87m (12'6" x 9'5")
A generous double bedroom with window to rear elevation. Built-in storage.

BEDROOM 2
3.30m x 2.93m (10'9" x 9'7")
A spacious double bedroom with window to front elevation. Range of built-in wardrobes.

BEDROOM 3
2.18m x 1.75m (7'2" x 5'9")
A single bedroom with window to front elevation.

BATHROOM
Appointed with a three-piece suite to include panelled bath with chrome mixer tap and a glass shower screen with chrome attachments, low-level WC and wash hand basin with chrome mixer tap inset into vanity storage unit. Heated towel rail. Ceramic tiled floor and fully tiled walls. Frosted window to the rear elevation.

GARAGE
4.85m x 2.49m (15'11" x 8'2")
Private driveway offering off-street parking leads to a single car garage with up and over door. At the rear of the garage there is a small storage unit, along with storage underneath the kitchen accessed via a door from outside.

GARDENS
Front garden is mainly laid to lawn with low-level stone wall to front boundary along with mature shrubs and bushes. To the rear is a generous garden laid to lawn with mature trees, shrubs and flowering plants.

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





