



### DIRECTIONS

From our Chepstow office proceed to the main St Lawrence roundabout taking the first exit onto Fair View. Proceed along Fair View where you will find the property on the right.

### SERVICES

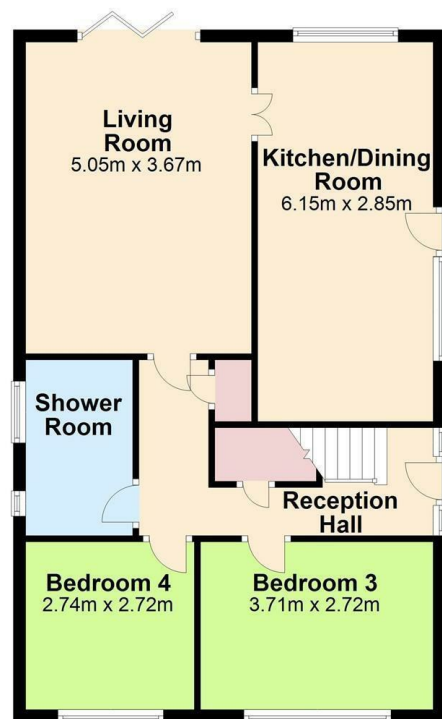
All mains services are connected to include mains gas central heating.  
Council tax band F.

### TENURE - FREEHOLD

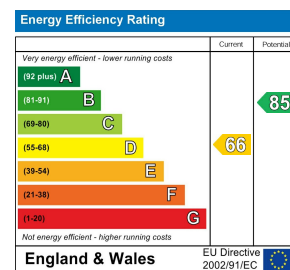
You are recommended to have this verified by your legal advisors at your earliest convenience.



#### Ground Floor



#### First Floor



**27 FAIR VIEW, CHEPSTOW, MONMOUTHSHIRE,  
NP16 5BX**



**£439,995**

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**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 are delighted to offer the market this detached property, which is presented to a good standard dating from the late 1960's and located in a popular residential area of Chepstow being both convenient to the town centre and the M48 motorway junction. Properties of this era offer very spacious accommodation and also good plots with the added bonus of very generous off street parking. Being a chalet bungalow the property offers the potential to live in either as a family home or a bungalow on the ground floor if required. General improvements over the years have included updated kitchen, bathroom and shower and a recently added garden room/conservatory, offering comfortable living.

## GROUND FLOOR

### RECEPTION HALL

Entrance door and glazed panels to side elevation lead into reception hall with stairs to first floor and understairs storage cupboard.

### LIVING ROOM

**5.05m x 3.67m (16'6" x 12'0")**

A spacious main reception with bi-fold doors to the rear garden. Engineered oak flooring. Stone effect fireplace with gas fire and tiled slate hearth. Double doors to:-

### KITCHEN/DINING ROOM

**6.15m x 2.85m (20'2" x 9'4")**

Tastefully updated with a matching range of contemporary base and eye level units with granite effect work surfacing and subway style splashbacks. Inset one and a half bowl sink and drainer. Four ring gas hob with stainless steel extractor over and electric oven/grill beneath. Integrated fridge/freezer, dishwasher, washing machine and tumble dryer. Ceramic tiled flooring. Window and door to side elevation and window to rear.

### BEDROOM 3

**3.71m x 2.72m (12'2" x 8'11")**

A double bedroom with window to front elevation.

### BEDROOM 4

**2.74m x 2.72m (8'11" x 8'11")**

Window to front elevation.

### SHOWER ROOM

Appointed with an updated three-piece suite to include vanity wash hand basin with illuminated mirror above, step-in shower and low-level WC. Tiled flooring and part-tiled walls. Windows to side elevation.

### FIRST FLOOR STAIRS AND LANDING

Access hatch to loft space and useful storage cupboard.

### BEDROOM 1

**4.19m x 2.67m maximum, excluding wardrobe recess (13'8" x 8'9" maximum, excluding wardrobe recess)**

A double bedroom with an extensive range of fitted wardrobes. Window to rear elevation.

### BEDROOM 2

**3.52m x 3.33m (11'6" x 10'11")**

A double bedroom with window to front elevation.

### FAMILY BATHROOM

Updated with a three-piece suite finished in white to include a panelled bath with shower over and glazed shower screen, vanity wash hand basin and low-level WC. Part-tiled walls. Two windows to side elevation.

### WALK-IN STORAGE AREA

**1.91m x 1.37m (6'3" x 4'6")**

A useful storage area which could be utilised as a dressing room or a small study area if required.

### GARAGE

To the front an extensive double brick paved drive with additional tarmac parking space leading to a car port and double garage with electric roller door, power, light and courtesy door to:-

### GARDEN ROOM/CONSERVATORY

Recently constructed garden room/conservatory which is a most attractive feature with potential for home office working or as an attractive garden room, having a glazed roof and French doors.

### GARDEN

To the rear is a spacious level garden with patio area and area laid to lawn, mature Magnolia tree and shrubs.

### SERVICES

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

