



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 first left into Greenmeadow Drive and then the first right where the property can be found on your right hand side.

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
1166 sq.ft. (108.3 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 1166 sq.ft. (108.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms, wall-to-wall and end-to-end, are not guaranteed. They are for guidance only and should not be used as a basis for any prospective purchase. The floorplan, photos and descriptions are not to be relied upon and you should visit the property in person to verify the details.



**47 GREENMEADOW DRIVE, PARC SEYMOUR,
PENHOW, CALDICOT, NP26 3AW**



£410,000

Sales: 01291 629292

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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 to the market this well-presented detached single-storey bungalow, offering fantastic versatile living accommodation and situated within this popular village area with good local community spirit as well as local village store, coffee shop and nearby public house and restaurant. Being located just off the A48 the village also benefits from excellent road access to nearby Newport with connections to the M4/M48 motorway network.

The property briefly comprises: entrance porch leading to entrance hall, kitchen, formal dining room, lounge, three bedrooms, bathroom and WC. Further benefits include an integrated single garage, extensive driveway and low-maintenance gardens to both the front and rear.

ENTRANCE PORCH

uPVC door with two window panels to front and windows to side. Tiled flooring. Courtesy door to integral garage. Door to: -

ENTRANCE HALL

Spacious entrance hall with storage cupboard housing immersion tank. Loft access point with pull down ladder, light and being partially bordered.

KITCHEN

3.84m x 2.74m (12'7" x 9'0")

Appointed with a matching range of base and eye level storage units with ample work surfacing over and tiled splashbacks. One and a half bowl and drainer stainless steel sink unit with mixer tap. Four ring electric Neff hob with concealed extractor over and eye level Neff double oven and grill. Space for undercounter washing machine and full height fridge/freezer. Window and frosted door to the side elevation.

DINING ROOM

3.91m x 2.97m (12'10" x 9'9")

Formal dining room with window to rear elevation.

LOUNGE

4.04m x 3.66m (13'3" x 12'0")

Large picture window to rear elevation overlooking the garden. Feature electric fire and surround.

PRINCIPAL BEDROOM

3.78m x 3.66m (12'5" x 12'0")

A generous double bedroom with window to rear elevation. Range of built-in wardrobes.

BEDROOM 2

3.89m x 2.84m (12'9" x 9'4")

A double bedroom with window to front elevation.

BEDROOM 3

2.72m x 2.13m (8'11" x 7'0")

A single bedroom with window to front elevation

FAMILY BATHROOM

Appointed with a three-piece suite to include walk-in shower cubicle with tiled surround and electric shower unit, panelled bath, pedestal wash hand basin with tiled splash back. Heated towel rail. Frosted window to front elevation.

WC

With low level WC and frosted window to front elevation.

INTEGRAL GARAGE

A private gated driveway providing off-street parking for 2 vehicles leads to an integral garage with electric up and over door and courtesy door to entrance porch.

GARDENS

To the front a generous area laid to lawn. To the rear a very private garden with spacious paved patio area and step-up to level lawned area bordered by a range of mature trees, plants and hedgerow and fully enclosed by hedging and timber fencing. To the side of the property is an outside storage cupboard and separate boiler house, housing gas boiler.

SERVICES

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

