

DIRECTIONS

From our Chepstow office, proceed up Welsh Street, taking the first turning left into St Kingsmark Avenue. Proceed up St Kingsmark Avenue where you will find number 79 on your left hand side.

TENURE - FREEHOLD

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



GROUND FLOOR  
651 sq.ft. (60.5 sq.m.) approx.

1ST FLOOR  
497 sq.ft. (46.2 sq.m.) approx.



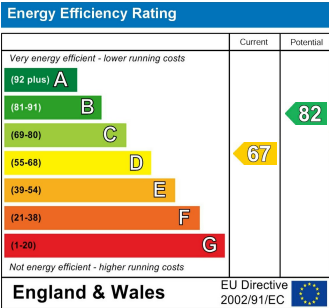
TOTAL FLOOR AREA: 1148 sq.ft. (106.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.



79 ST. KINGSMARK AVENUE, CHEPSTOW,  
MONMOUTHSHIRE, NP16 5SN

4 1 2 D

GUIDE PRICE £469,950

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

Occupying a pleasant and very convenient position on the popular residential development of The Danes and being within a short walking distance to a range of amenities as well as primary and secondary schooling. This immaculately presented detached home offers superb well planned living accommodation, briefly comprises to the ground floor; reception hall, cloakroom/WC, dual aspect lounge with patio door to rear garden, dining room and a fully fitted kitchen with option to incorporate into dining room subject to consent. To the first floor there are two good sized double bedrooms, two single bedrooms and a family bathroom. The property has recently benefitted extensive works to the rear garden and has been landscaped to provide a fantastic and delightful space for everyday family living, there are several patio terrace areas as well as an area laid to lawn. The property further benefits a single garage and a private driveway providing off-street parking for at least two vehicles. Situated in a very convenient town centre location you are within walking distance of the bus and railway station as well as highly regarded primary and secondary schooling, a range of pubs, shops and restaurants. The M48/M4 motorway network is also close to hand making this ideal for the everyday commuter, we would therefore recommend arranging an internal viewing to appreciate all this property has to offer.

**GROUND FLOOR**

**ENTRANCE HALL**

The front entrance door leads into a welcoming entrance hall with wood effect flooring. Staircase to first floor and a useful understairs open storage area.

**LOUNGE**

A very well-proportioned formal reception room enjoying a light and airy dual aspect with window to the front elevation and patio doors to the rear garden. Feature gas fire with solid marble surround.

**DINING ROOM**  
**3.23m x 3.18m (10'7" x 10'5")**

A formal dining room with window to the rear elevation overlooking the well established and sizeable gardens.

**KITCHEN**  
**32.31m x 2.64m (106 x 8'8)**

Comprises an extensive range of fitted wall and base units with ample laminate worktops and tiled splashback. Inset stainless steel circular bowl sink with mixer tap. A range of integrated appliances to include five ring Neff gas hob with extractor hood over and an eye level electric oven with separate grill. Full height integrated fridge/freezer. Space and plumbing for dishwasher and washing machine. Breakfast bar with space for a couple of stools. Tiled floor. Window to the rear elevation and a courtesy pedestrian door to the side of the property. There is fantastic opportunity to incorporate the kitchen with the dining room to create a modern, open plan space perfect for family living and entertaining.

**CLOAKROOM/WC**  
Comprising wash hand basin inset to vanity unit with mixer tap and tiled splashback and low-level WC. Part-tiled walls and tiled floor. Frosted window to side elevation.

**FIRST FLOOR STAIRS AND LANDING**  
A spacious, light and airy landing area with window to the front elevation. Loft access. Built-in airing cupboard with inset shelving and built-in over-stair storage cupboard.

**BEDROOM 1**  
**3.38m x 3.28m (11'1" x 10'9")**  
A very good sized double bedroom with window to the rear elevation.

**BEDROOM 2**  
**3.30m x 2.49m (10'10" x 8'2")**  
A second good size double bedroom with window to rear elevation enjoying open views.

**BEDROOM 3**  
**3.38m x 3.30m (11'1" x 10'10")**  
A good size single bedroom, would also take a double bed if required. Window to the rear elevation.

**BEDROOM 4/STUDY**  
**2.46m x 2.36m (8'1" x 7'9")**  
Currently utilised as a study perfect for the everyday homeworker but could be utilised as a single bedroom if desired. Window to the front elevation.

**FAMILY BATHROOM**  
A modern neutral suite to include panelled bath with mains fed shower over, glass shower screen and tiled surround, low-level WC and pedestal wash hand basin with mixer tap. Heated towel rail. Frosted window to the front elevation.

**GARAGE**  
**5.21m x 2.95m (17'1" x 9'8")**  
The property is approached via a private tarmac driveway

providing off-street parking for at least two vehicles which leads to the single garage with manual up and over door, light and power connected. Window to the front elevation and loft hatch access to fully boarded additional loft space above the garage.

**GARDENS**  
At the front of the property a sloping low maintenance area laid to lawn. The rear garden has been recently landscaped to provide a fantastic sizeable space perfect for everyday family living and indeed entertaining, the south facing aspect provides natural sunshine and light. A contemporary terrace spanning the full width of the property provides a fantastic undercover space. From the terrace a few steps lead up to a level area mainly laid to lawn bordered by an attractive range of mature plants and shrubs. A second terrace area laid to contemporary and very attractive tiling providing a further elevated position, further steps lead up to a third really sizeable and beautifully presented patio area, finished in very attractive contemporary tiling, adjacent to this there is a second smaller level area laid to lawn. At the rear boundary an attractive retaining wall with low maintenance areas mainly laid to slate boarded with an abundance of attractive potted plants, mature flowers and shrubs. The rear garden is very safe and fully enclosed by timber fencing to all sides. The property benefits gated pedestrian access to one side which leads to the front of the property.

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

