DIRECTIONS

From our Chepstow Office proceed up Moor Street turning right into Mounton Road where you can find this property on the right hand side.

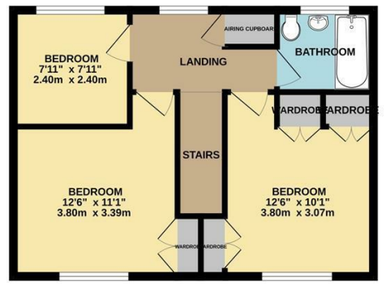
TENURE - FREEHOLD

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
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1091 sq.ft. (101.4 sq.m.) approx.

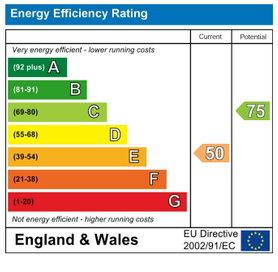
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.





MOON&CO

CRAIGFA, MOUNTON ROAD, CHEPSTOW, MONMOUTHSHIRE, NP16 5BS

3 1 2 E

£395,000

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

Offered to the market for the first time since it was built in the early 1960's and with the benefit of no onward chain, this detached property occupies a very desirable location on Mounton Road within walking distance to the town centre yet being within a quiet residential location. The existing layout briefly comprises to the ground floor: a welcoming entrance hall, generous dual aspect lounge as well as an open plan kitchen/dining room whilst to the first floor there are two good sized double bedrooms both benefitting built-in wardrobes as well as a third single bedroom and a family bathroom. The property further benefits extensive private driveway/parking, a single garage, a good size garden to the front and a sizeable South facing garden to the rear. The property will no doubt suit a variety of markets to include professional couples seeking a convenient location, being within easy commuting access or indeed the retired market seeking a town centre location. Furthermore with the potential to extend the property to the rear will no doubt suit the growing family market. We strongly recommend arranging an internal viewing to appreciate all this property has to offer.

GROUND FLOOR

ENTRANCE HALL
A welcoming spacious entrance hall with staircase leading to the first floor landing.

LOUNGE
5.49m x 3.40m (18'0" x 11'2")
A very well proportioned reception room enjoying a dual aspect to both front and rear elevations. Serving hatch to the kitchen. Feature fireplace with exposed stone surround.

KITCHEN/DINING ROOM
4.05m x 5.47m maximum measurement (13'3" x 17'11" maximum measurement)
A sizeable open plan sociable kitchen/dining room with the kitchen area offering a good range of fitted base units with ample laminate worktop and tiled splashbacks along with peninsular. Inset stainless steel single bowl and drainer sink unit with mixer tap. Four ring gas hob with extractor hood over and electric oven/grill beneath. Space for washing machine and fridge/freezer. Useful built-in understairs storage cupboard. Tiled floor. Window to the rear elevation and door that leads directly outside. The dining area offers plenty of space for dining table and chairs. Window to the front elevation.

FIRST FLOOR STAIRS AND LANDING
A spacious bright and airy landing area with loft hatch and a built-in airing cupboard with inset shelving and a newly installed Glow Worm gas combi boiler. Window to the rear elevation.






BEDROOM 1
3.81m x 3.38m (12'6" x 11'1")
A well-proportioned principal double bedroom with a built-in wardrobe and window to the front elevation enjoying fantastic panoramic views across Chepstow and towards the Severn Estuary.

BEDROOM 2
3.81m x 3.07m (12'6" x 10'1")
A good size guest double bedroom with fitted wardrobes and window to the front elevation also enjoying far reaching views.

BEDROOM 3
2.41m x 2.41m (7'11" x 7'11")
A versatile room either as a single bedroom or indeed a perfect study for the everyday homeworker. Window to rear elevation.

FAMILY BATHROOM
A neutral suite to include panelled bath with electric shower unit, wash hand basin inset to vanity unit with mixer tap and low-level WC. Heated towel rail. Tiled floor. Frosted window to rear elevation.

OUTSIDE

GARDEN
To the front a lawned area with mature trees, plants and shrubs and a pedestrian pathway leading to the front entrance door. Side access to the rear. The rear garden enjoys a sunny, southerly aspect and is of a generous size, level and low-maintenance offering a good size paved patio area perfect for dining and entertaining, a couple of steps then lead up to a sizeable level area laid to lawn. The rear garden is bordered by an attractive range of mature plants, shrubs and hedgerow and is fully enclosed by block wall and timber fencing to all sides. There is also potential, as neighbouring properties have done, to extend the property to the rear which would create a sizeable family home, subject to the necessary consents. A pedestrian door leads into the single garage.

GARAGE
5.56m x 2.69m (18'3" x 8'10")
At the front of the property the driveway provides ample off-street parking for several vehicles and leads to the single garage with up and over door. At the rear of the garage there is a separate outside store perfect for garden storage.

SERVICES
All mains services are connected to include mains gas central heating.
Council Tax Band E.

