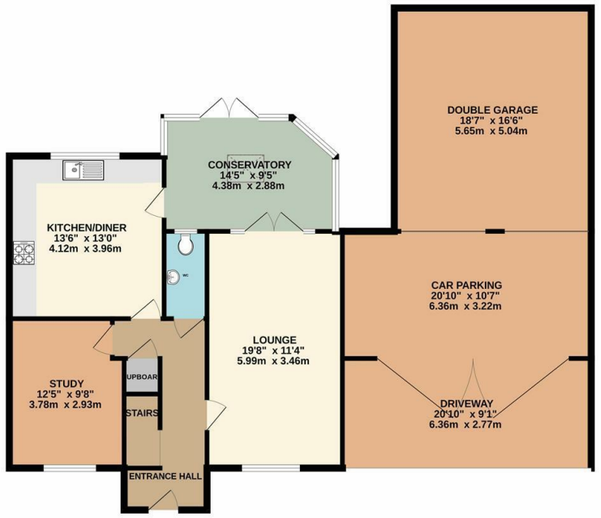
DIRECTIONS

From our Chepstow office proceed to the main St. Lawrence roundabout taking the fourth exit towards Monmouth. Pass through the first set of the traffic lights, proceed down the hill taking the next left into Barnets Wood, continue past the park and down the hill, taking the left into Fryth Wood.

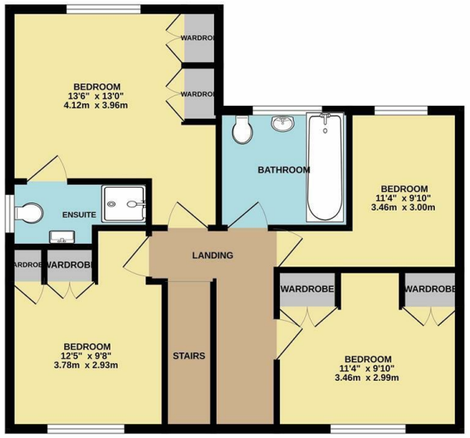
TENURE - FREEHOLD

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

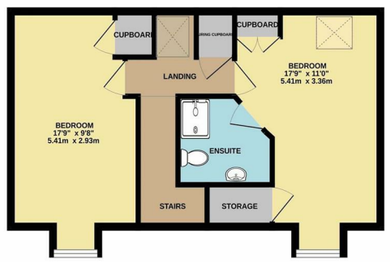
GROUND FLOOR
1501 sq.ft. (139.5 sq.m.) approx.

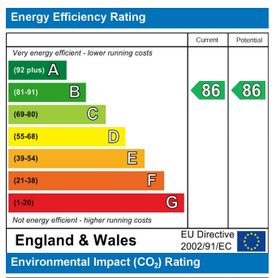


1ST FLOOR
630 sq.ft. (58.6 sq.m.) approx.



2ND FLOOR
454 sq.ft. (42.2 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

6 FRYTH WOOD, CHEPSTOW, MONMOUTHSHIRE, NP16 6DU

6 3 2 B

£550,000

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

Occupying a pleasant elevated position thus affording fantastic countryside views, this property is situated on this quiet no through road within a desirable residential location on the outskirts of Chepstow town centre. This substantial and versatile three storey detached family home offers fantastic living accommodation, with the existing well planned layout offering to the ground floor; reception hall, sizeable lounge, second versatile reception room, fantastic open plan kitchen/breakfast room, well proportioned conservatory with French doors to garden as well as a cloakroom/WC. To the first floor there are four bedrooms to include one with en-suite shower room as well as a family bathroom, whilst on the second floor the property affords the principal bedroom with en-suite and a further double bedroom. The property benefits from a private driveway providing ample off-street parking, detached double garage and a mature south westerly facing rear garden.

Situated on the edge of Chepstow town centre the property is within easy reach of all local amenities and schools as well as being within a stone's throw to the Chepstow bypass providing direct access to the M4 and M48 motorway network making this an ideal position for the everyday commuter.

OUTSIDE

GARDENS

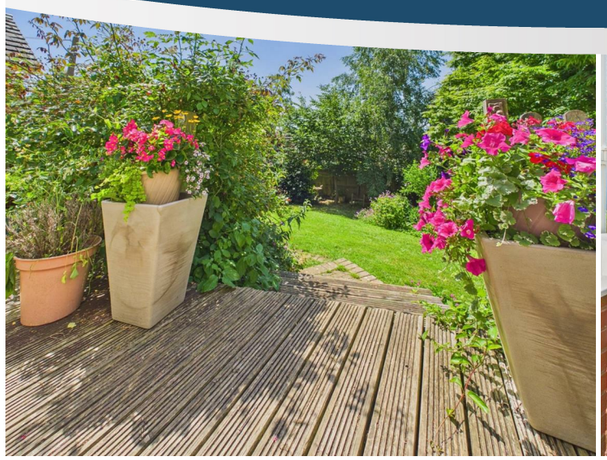
The front garden is of low-maintenance with a range of plants and hedgerow, with paved pedestrian pathway leading to the front entrance. The rear garden benefits a sizeable decking area spanning the full width of the garden accessed via French doors from the conservatory which provides several areas for dining and entertaining. Steps from the decking lead down to a sizeable mature area mainly laid to lawn bordered by a beautiful range of flowers, plants and trees. There is also a sizeable concrete base which could become a further alfresco dining area or indeed potential for hot tub or outbuilding, depending on requirements. The lawn continues to the rear boundary of the garden where there is a useful wooden shed for storage and a range of trees which provide privacy. The rear garden is of a sunny south-westerly aspect and fully enclosed by timber fencing to all sides. Gated pedestrian access to one side leads to the private driveway and double garage.

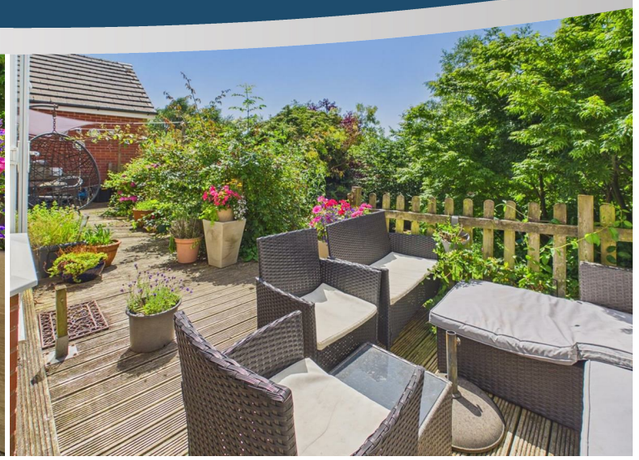
DETACHED DOUBLE GARAGE
5.66m x 5.03m (18'7" x 16'6")

At the front of the property a private tarmac driveway with double gates provides off street parking for up to four vehicles and gives access to the detached double garage with two manual up and over doors. The garage benefitting from light and power.

SERVICES

All mains services are connected to include mains gas central heating. The property also benefits from solar panels to the rear elevation, which are owned, further details can be provided if requested.





BEDROOM 6
3.45m x 3.00m (11'4" x 9'10")
A good sized single bedroom offering fantastic versatility as a study, perfect for the everyday homeworker with window to the rear elevation enjoying fantastic views.

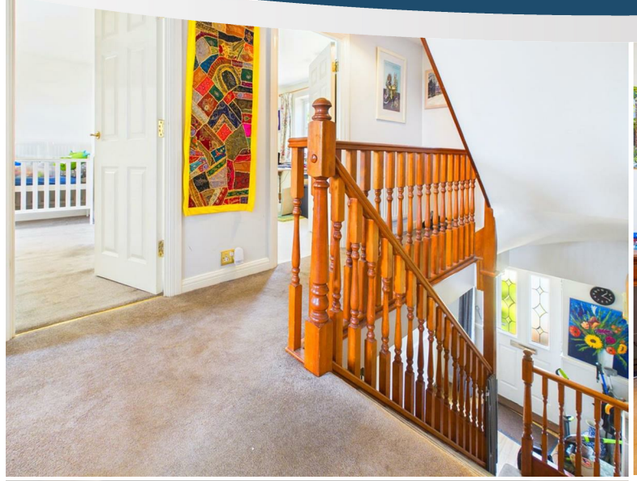
FAMILY BATHROOM
Comprising a panelled bath with mains fed handheld shower unit and tile surround, pedestal wash hand basin and low-level WC. Mosaic tiled floor. Half-tiled walls. Frosted window to the rear elevation.

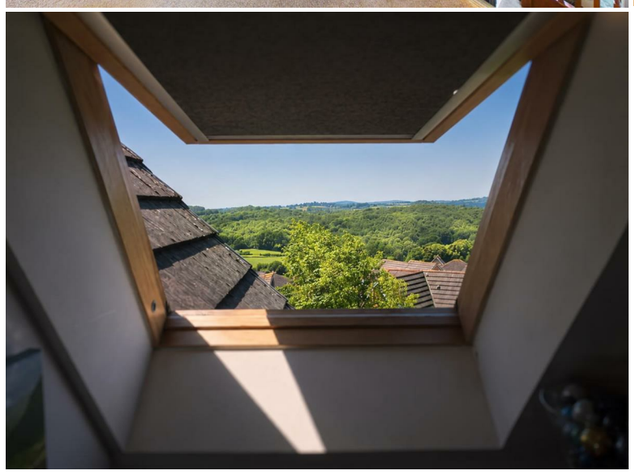
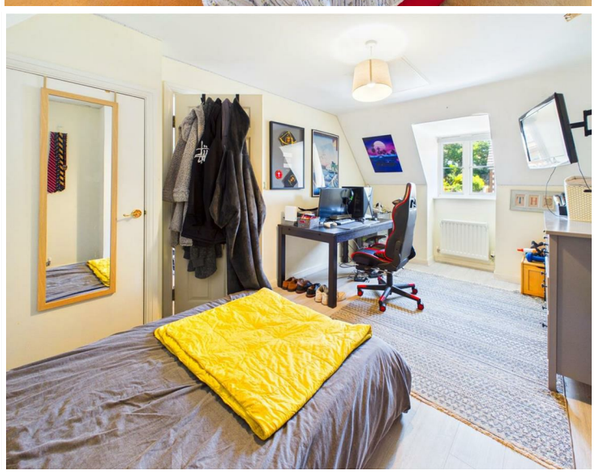
SECOND FLOOR STAIRS AND LANDING
A spacious landing area with Velux window to the rear elevation affording fantastic panoramic views over surrounding countryside. Built-in airing cupboard housing water tank.

PRINCIPAL BEDROOM
5.41m x 3.35m (17'9" x 11'0")
A light and airy dual aspect with window to the front elevation and a Velux to the rear elevation, once again enjoying fantastic elevated far reaching views. The bedroom also benefits a fitted wardrobe. Door to:-

EN-SUITE SHOWER ROOM
Comprising a neutral suite to include walk-in shower cubicle with a mains fed shower unit, low-level WC and pedestal wash hand basin. Mosaic tiled floor and walls.

BEDROOM 3
5.41m x 2.95m (17'9" x 9'8")
A further well-proportioned double bedroom with a built-in storage cupboard. Window to the front elevation. Loft access.



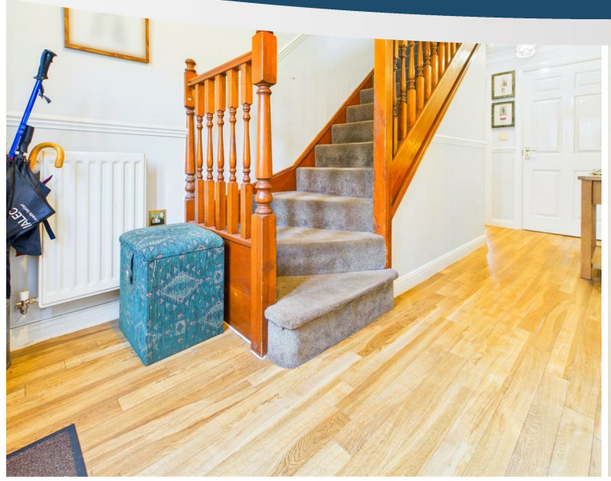
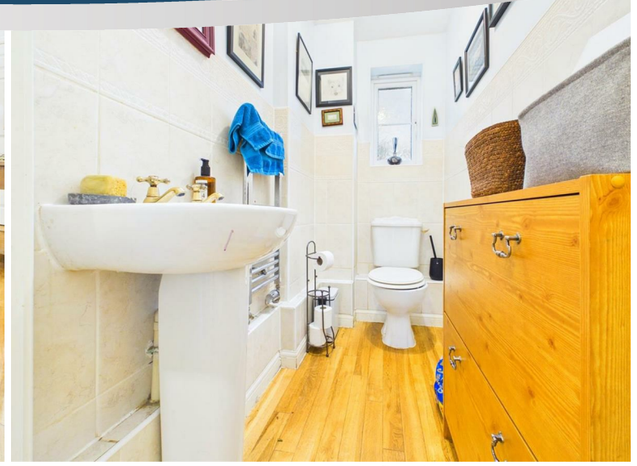
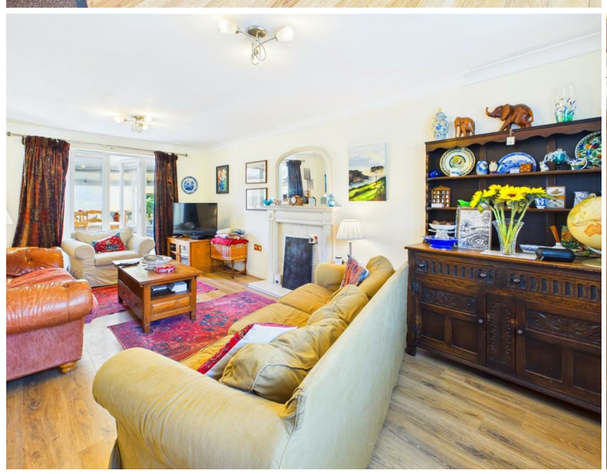
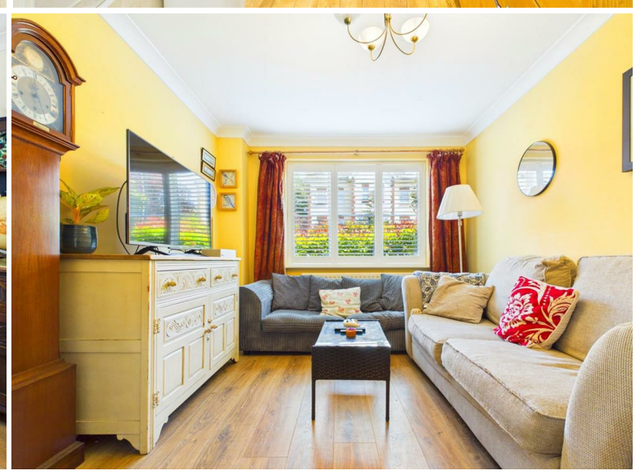
GROUND FLOOR

RECEPTION HALL
The entrance door leads into a really welcoming reception hall with a staircase leading to the first floor landing. Built-in understairs storage cupboard. Wood effect laminate floor.

CLOAKROOM/WC
A modern neutral suite to include pedestal wash hand basin and low-level WC. Heated towel rail. Wood effect laminate floor. Half-tiled walls. Frosted window to rear elevation.

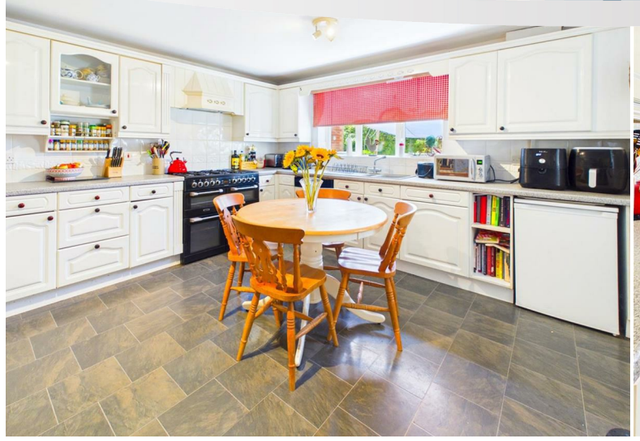
LOUNGE
5.99m x 3.45m (19'8" x 11'4")
A fantastic size reception room with window to the front elevation and patio doors leading out to the conservatory at the rear. Feature fireplace with marble hearth and wood effect laminate floor.

DINING ROOM/SNUG
3.78m x 2.95m (12'5" x 9'8")
This second reception room offers excellent versatility either as a formal dining room, play room or indeed as a second sitting room as is currently utilised, with window to the front elevation. Wood effect laminate floor.

KITCHEN/BREAKFAST ROOM
4.11m x 3.96m (13'6" x 13'0")
A superb open plan space providing an extensive range of fitted wall and base units with ample laminate worktop, tiled splashbacks and inset one and a half bowl sink with drainer. Freestanding range cooker with gas hob and double electric oven/grill. Integrated dishwasher and space for full height fridge/freezer. Plenty of space for breakfast table and chairs. Tiled floor. Window to the rear elevation enjoying views over the gardens. Door to:-

CONSERVATORY
4.39m x 2.87m (14'5" x 9'5")
A further versatile space currently utilised as a formal dining area with French doors to the rear garden. Velux window. Tiled floor. Fitted worktop with space and plumbing for undercounter white goods.



FIRST FLOOR STAIRS AND LANDING
A spacious landing area providing access to all first floor rooms with staircase leading to the second floor.

BEDROOM 2
4.11m x 3.96m (13'6" x 13'0")
A really well-proportioned second guest double bedroom affording two sets of fitted wardrobes. Large window to the rear elevation enjoying uninterrupted views over the rear gardens and 180° views of surrounding countryside.

EN-SUITE SHOWER ROOM
A neutral suite to include walk-in shower cubicle with mains fed shower unit, pedestal wash hand basin and low-level WC. Fully tiled walls. Frosted window to the side elevation.

BEDROOM 4
3.45m x 3.00m (11'4" x 9'10")
A further good sized double bedroom with fitted wardrobes and window to front elevation.

BEDROOM 5
3.78m x 2.95m (12'5" x 9'8")
A double bedroom with fitted wardrobes and window to front elevation.