



DIRECTIONS

From Chepstow proceed up the High Street, through the town arch, heading up Moor Street turning right onto the A48. At the roundabout take the fourth exit continuing up this road towards Chepstow Hospital. At the traffic lights take the left turn into St. Lawrence Park, turning left at the T junction then immediately left passing several houses on the right hand side. No. 1 St. Lawrence park is at the end of this shared driveway on the right.

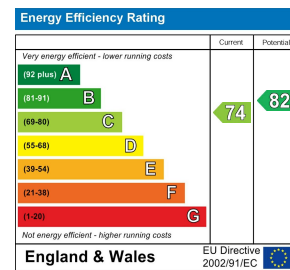
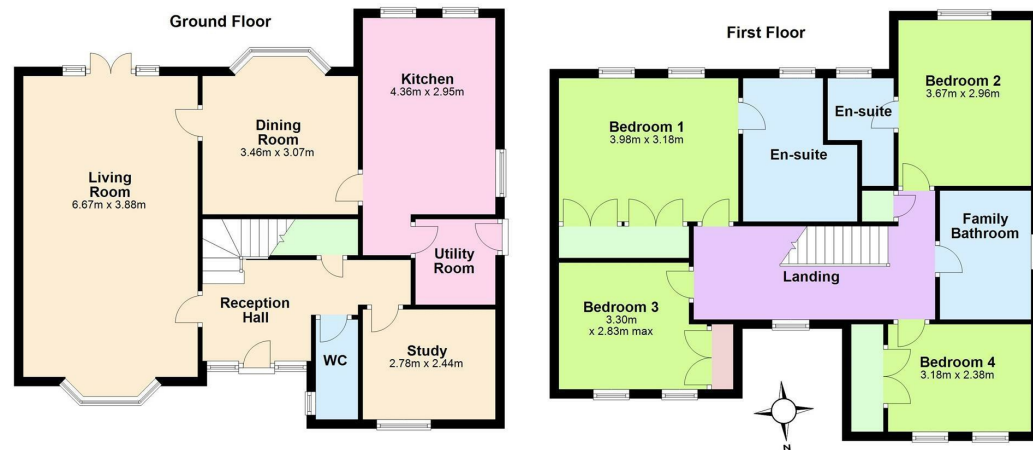
SERVICES

All mains services are connected to include gas central heating.

2021/2022 Council Tax Band G.

TENURE - FREEHOLD

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



1 ST LAWRENCE PARK, CHEPSTOW, MONMOUTHSHIRE, NP16 6DP



ASKING PRICE £489,950

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. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

PLEASE NOTE
None of the fixtures, fittings or equipment has been tested by us. Room sizes should not be relied upon for carpets and finishes.

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 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 regulation or as a consent and Moon and co-have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Moon & Co are delighted to the market 1 St Lawrence Park. The property comprises to the ground floor reception hall giving access to the kitchen/breakfast room with utility and dining room off. Also from reception hall generous living room with open fireplace, study and ground floor WC. Stairs lead to the good sized first floor landing giving access to the principal bedroom with en-suite bathroom, guest bedroom 2 with en-suite shower room, bedrooms 3, 4 and separate family bathroom. Outside there is a detached double garage with parking and turning area. Gardens to the front elevation and rear of the property. Being situated in Chepstow a range of local facilities include local primary and secondary schools, pubs restaurants doctors and dentists. There are good bus, road and rail links with the A48 M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within easy commuting distance.

GROUND FLOOR

RECEPTION HALL

Approached via obscure leaded double glazed and panelled door with double glazed windows to side. Under stairs storage cupboard. Wood effect flooring. Stairs to first floor landing. Doors off: -

GROUND FLOOR WC

Low level WC and wash hand basin. Tiled splashback. Tiled floor. Obscure uPVC double glazed window to side elevation.

KITCHEN/BREAKFAST ROOM

17'5" m max. to door recess x 9'8"

Fitted with a matching range of base and eye level storage units. Under pelmet lighting. One and a half bowl stainless steel sink unit and mixer tap set into wood effect work surfaces. Tiled splashbacks. Built-in eye level double oven. Four ring gas hob with extractor and lighting over. Space for upright fridge/freezer. Plumbing and space for dishwasher. Tiled floor. uPVC double glazed windows to front and side elevation. Door to utility room.

UTILITY ROOM

Base storage unit. Single drainer stainless steel sink unit set into wood effect work surfaces. Tiled splashbacks. Plumbing and space for washing machine. Space for tumble dryer. Wall mounted gas boiler. Obscure double glazed and panelled door to side elevation.

DINING ROOM

11'5" x 10'2" not including bay

Wood effect flooring. uPVC double glazed window to rear elevation. Door to living room.

LIVING ROOM

21'10" not including bay x 12'9"

Open fireplace with Adam style surround, marble hearth and backplate. Wood effect flooring. uPVC double glazed bay window to front elevation and uPVC double glazed French doors with windows to rear.

STUDY

9'1" x 7'11"

Wood effect flooring. uPVC double glazed window to front elevation.

FIRST FLOOR STAIRS AND LANDING

Access to loft inspection point. Doors off: -

PRINCIPAL BEDROOM

13'0" x 10'5"

Built-in wardrobes. Two uPVC double glazed windows to rear elevation. Door to en-suite bathroom.

EN-SUITE BATHROOM

Fitted with a four piece suite comprising low level WC, pedestal wash hand basin, bath and double step-in enclosure with mains fed shower. Part tiling to walls. Obscure double glazed window to rear elevation.

BEDROOM 2

12'0" x 9'8"

Built-in wardrobe. uPVC double glazed window to rear elevation. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

A three piece white suite to include low level WC, pedestal wash hand basin and step-in enclosure with mains fed shower. Part tiling to walls. Obscure double glazed window to rear elevation.

BEDROOM 3

10'9" max to wardrobe recess x 9'3"

Built-in wardrobe. Two uPVC double glazed windows to front elevation.

BEDROOM 4

10'5" x 7'2"

Built-in wardrobe. Two uPVC double glazed windows to front elevation.

BATHROOM

Appointed with a white suite to include low level WC, pedestal wash hand basin, bath with chrome mixer tap and separate shower attachment over. Part tiling to walls. Obscure uPVC double glazed window to side elevation.

GARAGE

Detached double garage with twin up and over doors. Power points and lighting. Parking and turning area to front elevation.

GARDENS

To the front, lawned area bounded by mature hedge. There is a gate to the side of the property leading through to the rear gardens. Paved sun terrace. Predominantly laid to lawn with an abundant range of maturing shrubs, trees and bushes. Well-maintained stocked borders. Fence and hedge to boundary.

