



2 Arlington Court, Sedbury, Chepstow, Gloucestershire, NP16 7EZ

£374,950

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DIRECTIONS From our Chepstow office proceed up the High Street turning left onto the A48. Proceed over the new Wye Bridge taking the right hand turn towards Sedbury. At the roundabout take the first exit passing the Secondary School on your left hand side. Continue along this road passing the Spa Shop on your left hand side, dropping down the hill. Then take the second left into Arlington Court where, following the numbering, you will find the property on the left hand side.

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

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

Disclaimer
These particulars are intended to give a fair description of the property but their 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 furnishings.

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 those particulars. Those particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed the property has all necessary planning, building regulation or other consents and Moon & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Description

2 Arlington Court comprises a well appointed and spacious detached family home situated within this particularly popular residential location. The property offers to the ground floor spacious reception hall with access to ground floor WC, dining room and stairs to the first floor; from the dining room is further access to the living room and kitchen which in turn leads to utility room and family room. The property benefits from five bedrooms the main bedroom further benefiting from en-suite as well as separate family bathroom. Outside the property is approached via parking for two vehicles with low maintenance front gardens, to the rear there is decked area with landscaped gardens. Situated in Sedbury a range of local facilities are close at hand to include local primary and secondary schools, shops and pub with a further range of amenities in nearby Chepstow. There are good bus roads and rail links with A48, M48 and M4 motorway networks, bringing Newport, Cardiff and Bristol all within easy commuting distance.

Accommodation

GROUND FLOOR

RECEPTION HALL
With uPVC double glazed front door. Engineered oak flooring. Stairs to first floor.

GROUND FLOOR WC
Comprising a white suite to include a low level WC and wash hand basin with mixer tap inset into vanity unit with tiled walls and frosted uPVC double glazed window to side elevation.

DINING ROOM
10'9" x 10'3"
Accessed from the reception hall, with engineered oak flooring, open plan to living room and with double doors to kitchen.

LIVING ROOM
19'6" x 13'2"
A generous reception room with window to front elevation and uPVC sliding door to rear. Also benefiting from feature gas fire place and engineered oak flooring.

KITCHEN/BREAKFAST ROOM
19'6" x 7'8"
Appointed with a matching range of base and eye level storage units, with granite effect work tops. Fitted with a range of appliances to include inset four ring electric hob with stainless steel extractor over, electric double oven, fridge, freezer and dishwasher with inset two bowl sink with chrome mixer tap, with ceramic tiled splashbacks, ceramic tiled flooring. uPVC double glazed window and door to rear elevation. Access to utility room.

UTILITY ROOM
Appointed with a matching range of base level storage units with space for washing machine and tumble dryer. Wall mounted Vaillant combi boiler and window to side elevation with further access to the family room.

FAMILY ROOM
17'7" x 8'8"
This room forms part of the converted garage now offering a useful space which can also be utilised as an additional bedroom or office with sliding door to front elevation and window to side.



FIRST FLOOR STAIRS AND LANDING
A spacious landing area with loft access point and access to bedrooms as well as family bathroom.

PRINCIPAL BEDROOM
13'11" x 13'1"
A spacious double bedroom with uPVC double glazed window to rear elevation. Access to en-suite.

EN-SUITE
Comprising a white suite to include low level WC and wash hand basin with mixer tap, both inset into a vanity unit with lighted mirror over. Shower cubicle with mains fed shower over. White heated towel rail. Tiled walls. Frosted uPVC double glazed window.

BEDROOM 2
13'0" x 10'3"
With uPVC double glazed window to rear elevation.

BEDROOM 3
10'7" x 8'11"
With uPVC double glazed window to rear elevation.

BEDROOM 4
9'10" x 8'11"
With fitted wardrobe and uPVC double glazed window to front elevation.

BEDROOM 5
10'4" x 6'9"
With fitted wardrobe and uPVC double glazed window to front elevation.

FAMILY BATHROOM
Comprising a white suite to include low level WC inset into vanity unit, wash hand basin with mixer tap inset into separate vanity unit and corner shower cubicle with mains fed shower over. Tiled walls. Frosted uPVC double glazed window.

OUTSIDE
To the front the property is approached via paved driveway with parking for two vehicles with lawned front garden and mature tree. Gated side access to rear gardens. The rear gardens benefit from a decked seating area leading to lawned gardens and well stocked beds and borders, complete with timber store shed offering a private and secluded position.

