



81 St. Lawrence Park, Chepstow, NP16 6DQ

£525,000



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.

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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.





81 St Lawrence Park comprises a beautifully presented detached family home situated within this popular residential area. The property has been tastefully decorated throughout and briefly comprises entrance porch leading to reception hall with access to living room, study, ground floor WC, kitchen and separate breakfast room, which in turn leads to the utility room. There is access to the dining room from both the reception hall and living room. To the first floor are four double bedrooms, the master of which with en-suite facilities, as well as family bathroom. Outside the property benefits from tarmac off road parking area, integral double garage and low maintenance front gardens and lawned rear gardens offering a private and sunny space. Being situated in Chepstow, a range of facilities are close at hand to include pubs, shops, doctors, dentists and primary and secondary schools. The A48, M4 and M48 motorway networks bring Newport, Cardiff and Bristol within commuting distance.



GARDENS AND GROUNDS



A double garage with electric up and over door and integral access point. Power and lighting.

DIRECTIONS From our Chepstow office proceed up the High Street, turning right onto the A48. Continue to the main St Lawrence roundabout taking the fourth exit ONTO St Lawrence Road. At the traffic lights turn left. Follow the road around to the right hand side and turn right into the cul-de-sac.

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.

BEDROOM 3
10'7" x 8'9"
A generous double bedroom with uPVC double glazed bay window to front elevation. Double fitted wardrobe.

BEDROOM 4
9'3" x 8'10"
A double bedroom with uPVC double glazed window to rear elevation and fitted wardrobe.

FAMILY BATHROOM
Comprising a white suite to include low level WC, pedestal wash hand basin with chrome taps, panelled bath with chrome taps and shower over, glass shower screen. Part tiled walls and tiled flooring. Frosted uPVC double glazed window to rear elevation.

OUTSIDE
To the front the property is approached via a tarmac driveway, level lawned front garden and bounded by perimeter fence, creating a private enclosed space. Path leads to rear gardens, benefiting from a York stone paved seating area, with level lawned gardens and well stocked beds and borders.

DOUBLE GARAGE



GROUND FLOOR

GROUND FLOOR

ENTRANCE PORCH
With uPVC double glazed entrance doors and windows. Tiled flooring. Access to reception hall.

RECEPTION HALL
With under stairs storage cupboard. Wood block effect flooring. Stairs to first floor.

LIVING ROOM
18'3" x 13'2"
With uPVC glazed bay window to front elevation. Door to dining room. Feature fireplace.

DINING ROOM
13'2" x 9'2"
With uPVC double glazed French doors and window to rear elevation.



STUDY
10'1" x 8'7"
uPVC window to front elevation

GROUND FLOOR WC
Comprising a white suite to include low level WC, pedestal wash hand basin with chrome taps. Ceramic tiled splash backs and flooring. uPVC double glazed window to rear elevation.

KITCHEN
11'4" x 11'4"
The kitchen offers a matching range of base and eye level storage units with granite work tops. Fitted with a range of appliances to include high level electric double oven, inset four ring electric hob and extractor over. Space for dishwasher . One and a half bowl and drainer sink with chrome mixer tap. Wood laminate flooring. uPVC double glazed window to rear elevation. Arch to breakfast room.

BREAKFAST ROOM
8'4" x 7'4"
Window to rear elevation. Laminate flooring. Access to utility room.

UTILITY ROOM
With base storage units with rolled work top. Space for washing machine. Stainless steel one bowl and drainer sink. Laminate flooring. Composite double glazed door to side. Integral access to garage.



FIRST FLOOR

FIRST FLOOR STAIRS AND LANDING
With loft access point and airing cupboard. uPVC double glazed windows to front and rear elevations.

BEDROOM 1
14'1" x 13' 0"
A generous master suite with uPVC double glazed window to front elevation. Range of fitted wardrobes and bedroom furniture. Access to en-suite.

EN-SUITE
Recently updated to a very high standard to include low level WC and wash hand basin ,both inset into vanity unit. Double shower cubicle with mains fed chrome shower over. Fully tiled walls and floor. Chrome heated towel rail.

BEDROOM 2
12'4" x 9'4"
A spacious double bedroom with uPVC double glazed window to front elevation and fitted wardrobe.

