



DIRECTIONS

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

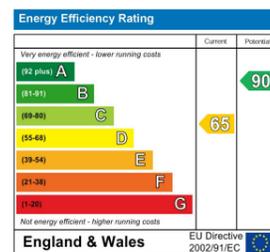
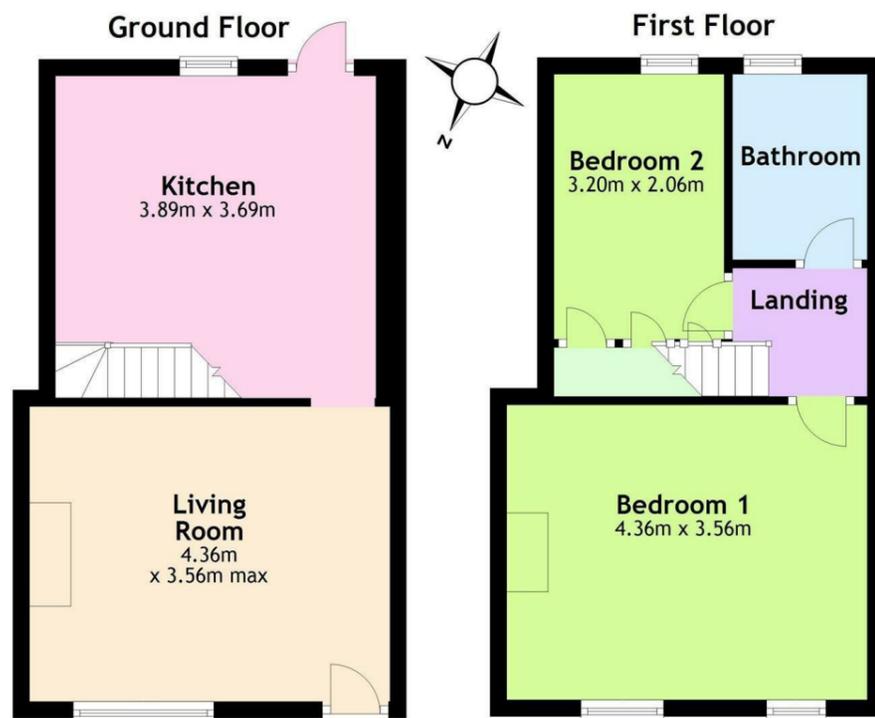
SERVICES

Mains water, electricity and drainage.

2021/2022 Council Tax Band D.

TENURE - FREEHOLD

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



**7 MOUNTON ROAD, CHEPSTOW,
MONMOUTHSHIRE, NP16 5BS**



£279,950

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 furnishing.

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 and Moon and Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

7 Mounon Road comprises of an end terrace period cottage enjoying the most convenient location in the heart of Chepstow's historic town centre, thus offering you easy walking access to local bus station, railway station, schools, shops and other amenities. The town itself is also well located with the M48 motorway junction bringing Bristol, Cardiff and other region centres into easy commuting distance.

The property has been well looked after and is presented to a good standard with attractive living room, super kitchen with good range of modern storage units with built-in appliances and to the first floor large double bedroom and a further guest bedroom and a contemporary shower room. The super feature is the garden to the rear, leading from the house into a courtyard with a useful store room with terrace above and lawned area.

Viewings are highly recommended.

GROUND FLOOR

Entrance door leading to: -

LIVING ROOM

15'8" x 11'7"

Window and door to front elevation. Feature fireplace with gas fire.

KITCHEN

12'9" x 12'

Appointed with a contemporary range of base and eye level storage units with work surfaces over. Inset Belfast sink. Integrated fridge/ freezer, dishwasher and washer dryer. Range cooker. Tiled flooring. Window and door to rear garden. Stairs off: -

FIRST FLOOR STAIRS AND LANDING

BEDROOM 1

14'2" x 12'2"

Two windows to front elevation.

BEDROOM 2

10'6" x 6'5"

Window to front elevation.

STORAGE CUPBOARD AND SHOWER ROOM

Appointed with 3 piece suite to include double shower cubicle, low level WC and wash hand basin. Tiled finish to walls and flooring. Window to rear. Tiled finish to walls and flooring.

OUTSIDE

To the rear, immediately leading off from the kitchen is a charming courtyard area, also giving access to a useful garden store room. Above this is a glass balustrade terrace giving access to the pleasant lawned garden, noting that the garden itself enjoys a southerly aspect.

