



### DIRECTIONS

From our Chepstow Office proceed up the High Street turning left on the A48 taking the first right into Garden City. Continue along this road without deviation taking the left hand bend and dropping down the hill where you will find the property on the right hand side, opposite the green area.

### SERVICES

All mains services are connected to include gas central heating.  
2021/22 Council Tax Band E

### TENURE - FREEHOLD

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**BREBNER, HARDWICK AVENUE, CHEPSTOW,  
MONMOUTHSHIRE, NP16 5EB**

4 2 2 C

**£365,000**

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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.

Moon and Co. are delighted to offer to the market Brebner, Hardwick Avenue, the property itself comprises a three bedroom semi detached house with the added benefit of a single storey annex, which could be utilised for multi-generational living or a potential rental income. To the ground floor is a spacious reception hall providing access to the main house and also to the annex. In the main house itself there is an inner reception hall with stairs to the first floor. Living room, kitchen/breakfast room and utility room. To the first floor are three bedrooms and family shower room. In the annex, there is a spacious living room, kitchen, bedroom and shower room. Outside the property benefits from off road parking to the front for around four to five vehicles, along with private rear garden.

Being situated in Chepstow, a short walk from the town centre, a range of local facilities are close at hand to include primary and secondary schools, shops, pubs and restaurants, as well as doctor and dental surgeries.

There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Newport, Cardiff and Bristol all within easy commuting distance.

#### **SHOWER ROOM**

Comprising a three piece suite to include low level WC, pedestal wash hand basin with chrome mixer tap and shower cubicle with chrome mains fed shower over. Part tiled walls, vinyl flooring and timber frosted double glazed window to rear elevation.

#### **OUTSIDE**

To the front the property benefits from driveway with parking for around four/five vehicles, lawned front gardens bounded by stonework walls. There are well stocked beds and borders as well as mature shrubs and trees with gated access leading to the rear garden.

The rear garden benefits from paved seating area with steps leading up to the lawned gardens along with well stocked beds and borders, bounded in part by timber fencing, hedging and blockwork walls creating a private space to enjoy.



## ANNEX

### INNER HALL

With timber glazed front door and laminate flooring.

### LIVING ROOM

**4.74 x 3.31 (15'6" x 10'10")**

A generous living area with uPVC double glazed window to rear elevation and sliding door to front. Feature fireplace, access to inner hallway.

### KITCHEN

**3.38 x 2.29 (11'1" x 7'6")**

Appointed with a matching range of base and eye level storage units with granite effect worktops, fitted with stainless steel one bowl and drainer sink unit with chrome mixer tap. Space for cooker, fridge and washing machine. Also benefiting from ceramic tiled splash backs, vinyl flooring and timber glazed door and window to rear elevation.

### BEDROOM

**3.86 x 2.41 minimum (12'7" x 7'10" minimum)**

A double bedroom with two uPVC double glazed windows to front elevation, laminate flooring and access to shower room.



## GROUND FLOOR

### RECEPTION HALL

With uPVC double glazed front door and uPVC double glazed window to side elevation, vinyl flooring, access to main house and annex.

### INNER HALL

Benefiting from access to ground floor WC, living room and kitchen/breakfast room.

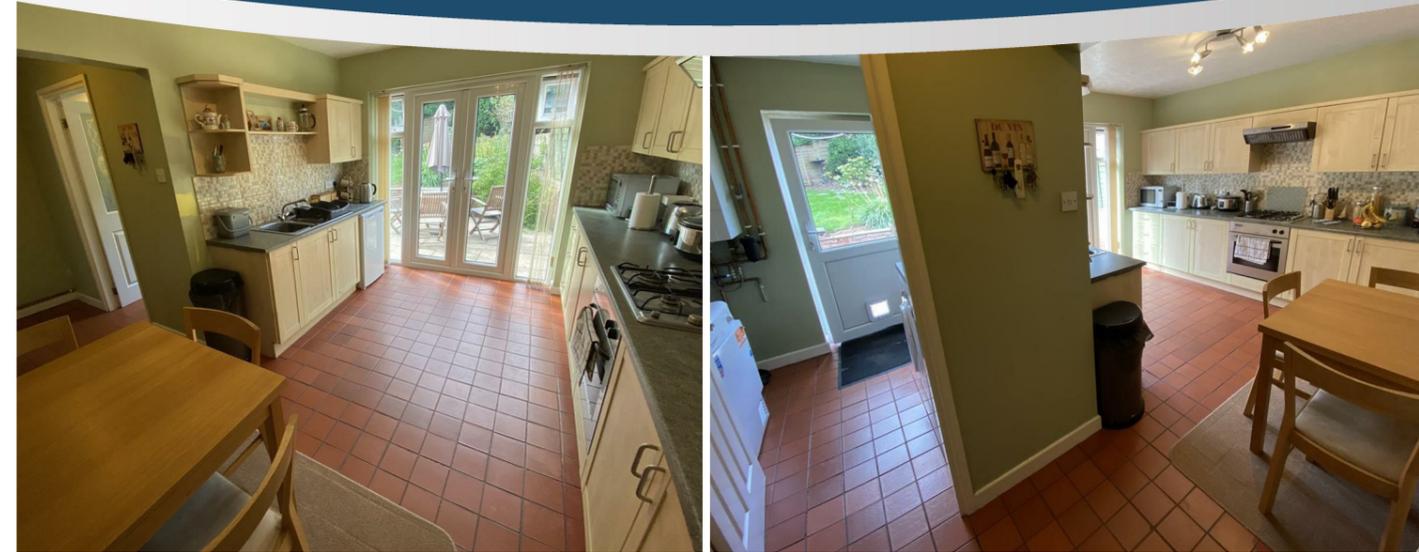
### GROUND FLOOR WC

Comprising a two piece white suite to include low level WC and pedestal wash hand basin with chrome taps, fully tiled walls and flooring, along with frosted uPVC double glazed window to front elevation.

### LIVING ROOM

**4.68 x 3.1 (15'4" x 10'2")**

A pleasant reception area with uPVC double glazed window to front elevation and feature fireplace.



### KITCHEN/BREAKFAST ROOM

**3.96 x 3.01 minimum (12'11" x 9'10" minimum)**

Appointed with a matching range of base and eye level storage units with granite effect worktops. Fitted appliances include inset four ring gas hob with electric fan assisted oven below and extractor over, as well as having space for fridge/freezer and dishwasher. The kitchen area is also fitted with stainless steel one and a half bowl and drainer sink unit with chrome mixer tap. Ceramic tiled splash backs, quarry tiled flooring and uPVC double glazed French doors leading to rear garden.

### UTILITY ROOM

Benefiting from base level storage units with stainless steel bowl and drainer sink unit with chrome mixer tap. Space for washing machine and tumble drier, wall mounted Worcester boiler and door to rear garden and quarry tiled flooring.

### FIRST FLOOR STAIRS AND LANDING

With window to side elevation, loft access point and airing cupboard.

### BEDROOM ONE

**5.02 x 3.34 maximum overall (16'5" x 10'11" maximum overall)**

A generous double bedroom with uPVC double glazed window to rear elevation and double fitted wardrobe.

### BEDROOM TWO

**3.63 x 3.1 (11'10" x 10'2")**

A double bedroom with uPVC double glazed window to front elevation and double fitted wardrobe.

### BEDROOM THREE

**2.97 x 2.04 (9'8" x 6'8")**

With uPVC double glazed window to front elevation.

### SHOWER ROOM

Comprising a modern three piece white suite to include low level WC and wash hand basin with chrome mixer tap, both inset into vanity unit. A double shower cubicle with chrome mains fed shower over, fully tiled walls, vinyl flooring, chrome heated towel rail and frosted uPVC double glazed window to rear elevation.

