



### DIRECTIONS

From our Chepstow office proceed up the High Street turning right onto Welsh street. Proceed along Welsh street taking the left hand turn into Kingsmark Avenue. Proceed up the hill, passing the park on your left hand side, taking the left hand turn into Stuart Avenue, where towards the end of the cul-de-sac on the left hand side you will find the property.

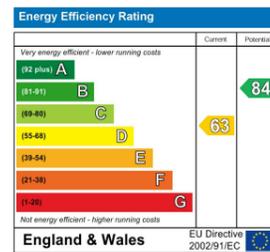
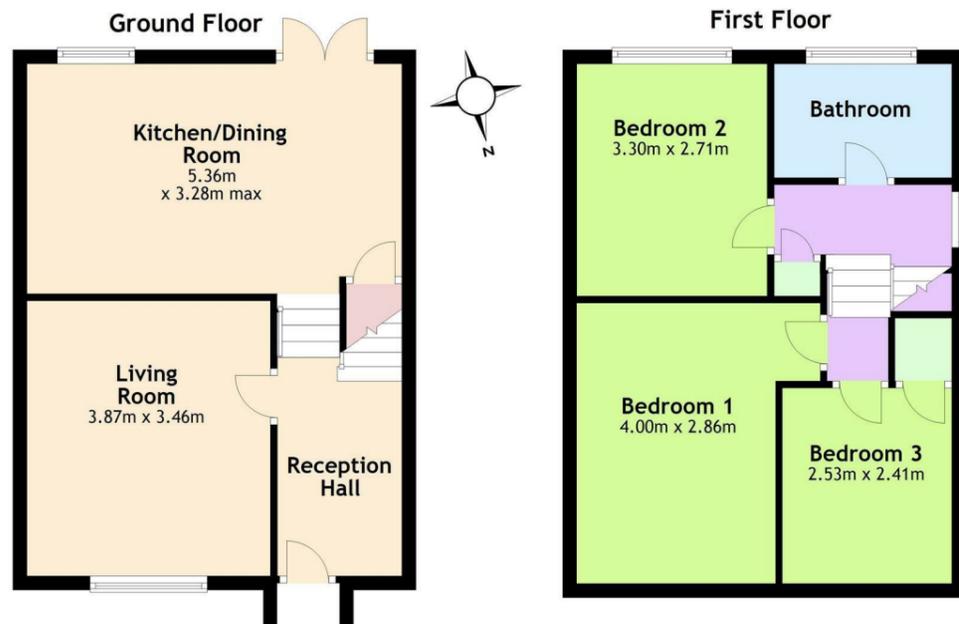
### SERVICES

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

2021/2022 Council Tax Band E.

### TENURE - FREEHOLD

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



**19 STUART AVENUE, CHEPSTOW,  
MONMOUTHSHIRE, NP16 5NU**



**OFFERS IN EXCESS OF £325,000**

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.

Moon & Co are delighted to offer to the market this spacious semi-detached split-level property, situated in the popular cul-de-sac of Stuart Avenue within The Danes Development. The property briefly comprises, reception hall, providing access to the living room with split-level staircase with the steps heading down to the kitchen/dining room and the second staircase heading up to family bathroom and bedroom, with a further two bedrooms on the upper level. Outside the property benefits from off-road parking and single garage to the front and with lawned rear gardens benefiting from a private and sunny position, overlooking the park.

Being situated in Chepstow there are a range of local facilities to include primary and secondary schools, shops pubs and restaurants, as well as doctors and dental surgeries. There are good bus, rail and road links with A48, M48 and M4 motorway networks bringing Bristol, Newport and Cardiff all within commuting distance.

## GROUND FLOOR

### RECEPTION HALL

Frosted uPVC double glazed front door. Split-level staircase down to kitchen/diner and up to bedrooms. Access to living room.

### LIVING ROOM

**12'8" x 11'5"**

A pleasant reception room with uPVC double glazed window to front elevation.

### KITCHEN/DINING ROOM

**17'7" x 10'2"**

Accessed via steps down from hallway.

Appointed with a matching range of base and eye level storage units, with woodblock effect worktops. Inset one bowl and drainer sink unit with chrome mixer tap. Inset four ring gas hob with stainless steel extractor over and electric fan assistant oven below. Space for fridge/freezer, dishwasher and washing machine. Ceramic tiled splashbacks. uPVC double glazed window to rear elevation. Vinyl flooring.

The dining area offers French doors leading to the rear garden. Vinyl flooring continued. Understairs storage cupboard.

## FIRST FLOOR STAIRS AND LANDING

With uPVC double glazed window to side elevation. Storage cupboard.

### BEDROOM 2

**10'10" x 8'10"**

A double bedroom with uPVC double glazed window to rear elevation overlooking rear gardens and with views towards the park and further reaching views towards the Severn Bridge.

### FAMILY BATHROOM

Comprising a three piece white suite to include low level WC, pedestal wash hand basin and panelled bath with electric shower over. Part tiled walls. Vinyl flooring. Frosted uPVC double glazed window to rear elevation.

### UPPER FIRST FLOOR

With access to bedrooms one and three.

### BEDROOM 1

**13'2" x 9'4" minimum**

A generous double bedroom with range of fitted wardrobes. Loft access point. uPVC double glazed window to front elevation.

### BEDROOM 3

**8'4" x 7'10"**

Currently utilized as office space. With overstairs storage. uPVC double glazed window to front elevation.

### OUTSIDE

To the front the property is approached via concrete driveway with access to garage and with pathway leading to the front entrance door and lawned front gardens. Gated access leads to the rear gardens which offers concrete hard standing and area laid to lawn and bounded by timber fencing.

