



68 St. Kingsmark Avenue, Chepstow, Monmouthshire, NP16 5LY

£254,950



DIRECTIONS From our Chepstow office, proceed up Welsh Street, taking the first turning left into St Kingsmark Avenue. Proceed up St Kingsmark Avenue where you will find number 68 on your right 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

68 St Kingsmark Avenue comprises of a substantially extended and updated semi-detached family house occupying a sought after position within the popular Danes Development, itself close to Chepstow' s town centre with its attendant range of facilities.

The property benefits from uPVC double glazing, along with gas central heating and attractive modern kitchen and bathroom, as well as private parking and gardens. Viewing is highly recommended.

Accommodation

GROUND FLOOR

ENTRANCE HALL
With door to front elevation. Stairs off: -

LIVING ROOM
14'5" x 10'6"
With bay window to front elevation, overlooking the adjacent park. Attractive limestone fire surround housing living flame gas fire.

KITCHEN/DINING ROOM
15'4" x 13'7" maximum overall
With attractive dining area. Open plan to the well appointed kitchen with a full range of base and eye level storage units with ample work surfacing over and single drainer sink unit with one aand half bowl. Tiled splashbacks and tiled finish to the flooring. Window to rear garden. Four ring electric hob (ceramic) with extractor hood over and built-in electric oven . Windows to rear garden, door to side elevation.



FIRST FLOOR STAIRS & LANDING
With airing cupboard and window to side elevation.

BEDROOM 1
13'8" x 10' maximum
With window to front elevation. Range of built-in wardrobes.

BEDROOM 2
17'5" x 7'5" minimum (13' maximum)
With window to rear elevation.

BATHROOM
Tastefully updated with a three piece suite, comprising vanity wash had basin with low level WC, panelled bath and shower mixer over, with tiled surround. Window to side elevation.

OUTSIDE

GARDENS
The front being lawned garden and side driveway, offering parking for two vehicles. A very pleasant enclosed garden, with large paved seating area, along with raised decked area and covered seating to side with pedestrian gate to front.

