



63 St. Lawrence Park, Chepstow, Monmouthshire, NP16 6DP

£515,000



**DIRECTIONS** From our Chepstow office, proceed to the High Beech roundabout taking the fourth exit towards Monmouth. At the traffic lights, take the first turning left into St Lawrence Park, then bear left and then round to your right, taking the second turning on your right where you will find number 63 at the end of that cul-de-sac.

**SERVICES**  
 All mains services are connected to include 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 these particulars. These 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

63 St Lawrence Park comprises of a substantially improved and updated detached family house occupying a pleasant end of cul-de-sac position within this popular and established part of Chepstow. Close not only to the town centre, but also to the M48 mototway. A particularly noteworthy feature is the very stylish, open plan family/kitchen living room with bi-fold door to the gardens. Viewing is highly recommended.

Accommodation

GROUND FLOOR

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

CLOAKROOM & WC  
With low level WC and wash hand basin with window to front elevation.

STUDY  
11'7" x 10'7"  
With bay window to front elevation.

DRAWING ROOM  
25'5" x 11'9"  
With double doors from the entrance hall. A superb reception room with feature fireplace, roof light and windows to rear garden.

KITCHEN/FAMILY DINING ROOM  
21'6" x 17'8"  
A stylish and well appointed contemporary kitchen offering ideal modern family accommodation with extensive range of base and eye level storage with ample granite work surfacing over, along with a large central island with hard wood work surfacing. Twin ovens, six ring gas hob with extractor hood over. Integrated fridge and freezer. Inset single drainer sink unit and aforementioned, large island along with bi-fold doors to rear garden and roof light.

UTILITY ROOM  
With courtesy door to garage. Window and door to rear garden, range of storage units. Single drainer sink. Wall mounted gas fired boiler for domestic hot water and central heating. Space for washing machine and tumble dryer.

FIRST FLOOR STAIRS & LANDING



PRINCIPAL BEDROOM  
15'0" x 11'2"  
A spacious principal bedroom with two windows to front elevation with extensive range of wardrobes and dressing area with additional window. Leading to:-

EN-SUITE SHOWER ROOM  
Stylishly updated with a three piece suite comprising of a step-in shower cubicle, low level WC and wash hand basin. Good quality tiling to floors and walls. Window to front elevation.

BEDROOM 2  
12'2" x 9'2"  
Window to rear elevation. Built-in wardrobes.

BEDROOM 3  
11'6" x 9'1"  
With window to rear elevation.

BEDROOM 4  
9'2" x 8'6"  
With window to rear elevation.

FAMILY SHOWER ROOM  
Recently updated from a bathroom to now offer large double shower unit. Vanity wash hand basin and low level WC. Good quality wall tiling and flooring. Window to side elevation.

OUTSIDE

GARAGE  
Semi-integral double garage with two up and over doors. Power and lighting. Courtesy door to utility room.

GARDEN  
The rear garden has a large sun terrace, otherwise laid principally to lawn.

