



DIRECTIONS

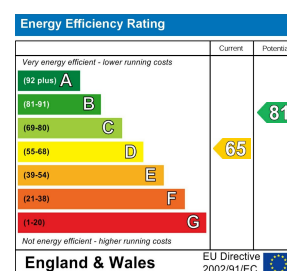
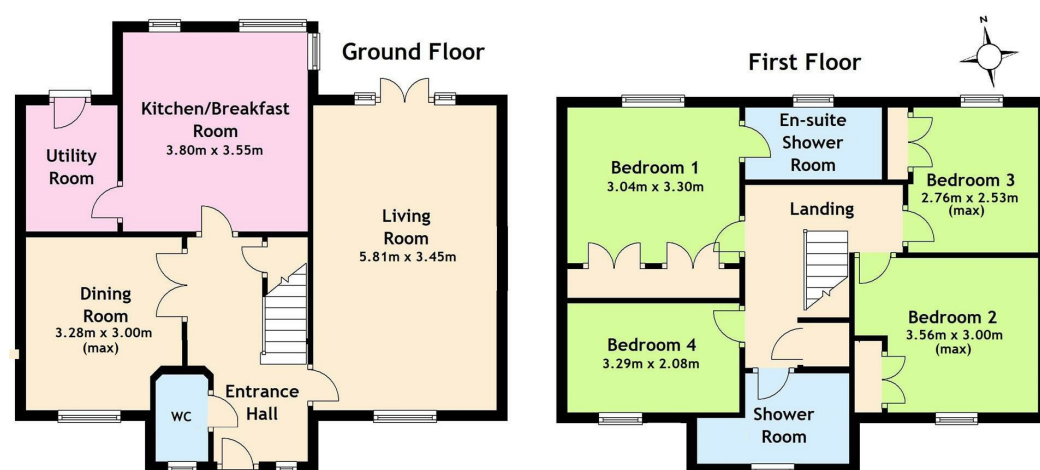
From Chepstow town centre proceed up the High Street, through the town arch, heading up Moor Street turning right onto the A48. At the roundabout, take the fourth exit towards Chepstow Hospital. At the traffic lights, turn right and then left into Penterry Park, follow the road around to your left, where you will find the driveway and entrance to the property on your right-hand side.

SERVICES

All mains services are connected, to include mains gas central heating.
Council Tax Band F.

TENURE - FREEHOLD

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



**39 PENTERRY PARK, CHEPSTOW,
MONMOUTHSHIRE, NP16 5AZ**

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£474,950

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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. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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.

The property enjoys a quiet position within this established and well-respected development, located close to Chepstow’s town centre as well as local schools, shops and other local amenities. The accommodation is well-presented throughout and briefly comprises to the ground floor, drawing room, dining room, WC, kitchen and utility room and to the first floor four bedrooms, one of which en-suite and a family shower room. The property stands in mature level gardens.

Penterry Park also offers excellent road access via the M48 motorway junction to Cardiff, Bristol and beyond. Viewing is highly recommended.

GROUND FLOOR

ENTRANCE HALL

With door to front elevation. Stairs to first floor and understairs storage cupboard.

CLOAKROOM/WC

With low level WC and wash and basin. Frosted window to front elevation.

DRAWING ROOM

5.99m x 3.43m (19'7" x 11'3")
Light and airy room with window to front elevation and French doors to rear garden. Feature fireplace.

DINING ROOM

3.28m x 3.00m (10'9" x 9'10")
A nice feature of this room are the glass double doors from the hallway giving a feeling of space and light. Window to front elevation.

KITCHEN

3.81m x 3.53m (12'5" x 11'6")
With an excellent range of base and eye level storage units, ample work surfacing over and concealed work top lighting. Four ring gas hob with concealed extractor over and eye level double oven. One and a half bowl and drainer sink unit. Integrated undercounter fridge and dishwasher. Attractive corner window and additional window to garden.

UTILITY ROOM

With a range of storage units. Single drainer sink unit. Space for washing machine, tumble dryer and undercounter fridge or freezer. Wall mounted gas fired boiler providing domestic hot water and central heating. Door to garden.

FIRST FLOOR STAIRS AND LANDING

Loft access point with ladder. Airing cupboard.

BEDROOM 1

3.35m x 3.05m (10'11" x 10'0")
A double bedroom with window to rear elevation. Built-in wardrobes. Door to:-

EN-SUITE SHOWER ROOM

Appointed with a step-in shower, inset sink and low level WC. Tiled splashbacks. Frosted window to rear elevation.

BEDROOM 2

3.53m x 3.00m (11'6" x 9'10")
A double bedroom with window to front elevation. Built-in wardrobes.

BEDROOM 3

2.74m x 2.54m (8'11" x 8'3")
With window to rear elevation. Built-in wardrobe

BEDROOM 4

3.38m x 1.85m (11'1" x 6'0")
Currently used as home office. Window to front elevation.

FAMILY SHOWER ROOM

This has been recently updated with installation of large walk-in shower, however a bath could be re-instated, if needed. Low level WC and sink inset into storage unit. Tiled splashbacks. Frosted window to front elevation.

OUTSIDE

GARDENS

The property is approached via private driveway serving two properties, with ample parking. The front garden offers lawned area and an area laid to chippings with shrubs and flowers. To the rear a level enclosed garden with seating area, lawn and mature borders.

GARAGE

A double garage with up and over doors, power and light.

SERVICES

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

