



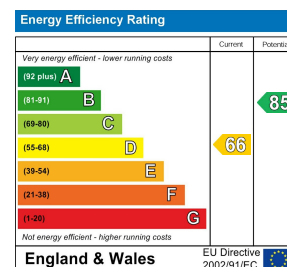
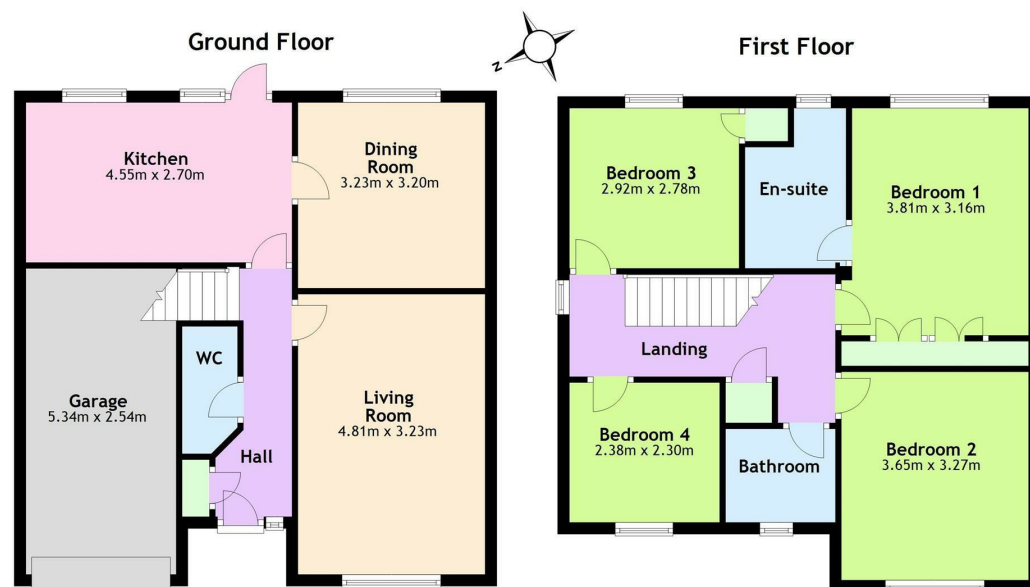
## DIRECTIONS

From Chepstow 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 turning right into Mounton Road. Turn right into Mounton Drive proceeding into the development and then right again into the cul-de-sac, where you will find the property on your left.

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.



**28 MOUNTON DRIVE, CHEPSTOW,  
MONMOUTHSHIRE, NP16 5EH**

4 2 2 D

**£475,000**

**Sales: 01291 629292  
E: sales@thinkmoon.co.uk**

**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 is located in this popular and established development within the heart of Chepstow, thus offering easy access to local schools, shops and other amenities, as well as access to the M48 motorway for commuting to Bristol, Newport and Cardiff.

The well-appointed accommodation has been tastefully updated by the vendors and now offers to the ground floor entrance hall, cloakroom/WC, living room, dining room and kitchen, along with four bedrooms, principal en-suite, as well as separate family bathroom to the first floor. Outside the property benefits from off-road parking for two vehicles, integrated garage and to the rear beautifully landscaped south-facing garden.

**GROUND FLOOR**

**ENTRANCE HALL**

A welcoming entrance hall with door to front elevation. Stairs off: -

**CLOAKROOM/WC**

Comprising wash hand basin and low-level WC.

**LIVING ROOM**

**4.81m x 3.23m (15'9" x 10'7")**

Light and airy reception room with window to front elevation. Feature fireplace.

**DINING ROOM**

**3.23m x 3.20 (10'7" x 10'5")**

A formal dining room with window to rear elevation.

**KITCHEN**

**4.55m x 2.70m (14'11" x 8'10")**

Tastefully updated with an attractive range of contemporary base and eye level storage units with ample work surfacing over. Five ring gas hob with extractor hood over and eye level electric double oven. One and a half bowl and drainer sink unit. Space for American style fridge/freezer. Slimline integrated dishwasher and integrated washing machine. Two windows and door to rear garden.

**FIRST FLOOR STAIRS AND LANDING**

A spacious landing with window to side elevation. Loft access point.

**PRINCIPAL BEDROOM**

**3.81m x 3.16m (12'5" x 10'4")**

A double bedroom with an extensive range of built-in bedroom furniture. Window to front elevation.

**EN-SUITE SHOWER ROOM**

Tastefully updated with a three-piece suite comprising step-in corner shower cubicle, low level WC and wash hand basin inset to storage unit with mixer tap. Attractive tiled finish to walls and flooring. Frosted window to rear.

**BEDROOM 2**

**3.65m x 3.27m (11'11" x 10'8")**

A double bedroom with window to front elevation. Built-in wardrobe.

**BEDROOM 3**

**2.92m x 2.78 (9'6" x 9'1")**

A double bedroom with overhead built-in storage cupboard. Window to rear elevation.

**BEDROOM 4**

**2.38m x 2.30m (7'9" x 7'6")**

A single bedroom currently being utilised as a home office. With window to front elevation.

**FAMILY BATHROOM**

Appointed with a three-piece suite comprising low level WC, pedestal wash hand basin with taps, panelled bath with taps, shower attachment and glass shower screen. Tiled finish to walls and flooring. Frosted window to front elevation.

**OUTSIDE**

**GARAGE**

**5.34m x 2.54m (17'6" x 8'3")**

An integral single car garage with up and over door, power and light being approached via double driveway offering parking for two vehicles.

**GARDENS**

To the front along with driveway there is a level lawned area. To the rear is a most pleasant landscaped south facing level garden benefitting from patio area and area laid to lawn.

**SERVICES**

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

