



DIRECTIONS

From our Chepstow Office proceed up Moor Street, turning right on the A48, continue along this road where at the roundabout take the second exit. Continue along this road taking the first exit at the next roundabout, continue along this road where at the next roundabout take the third exit, passing Tesco Express on your right-hand side. Take the first available left and then left again onto Lewis Way. Follow the numbering along to the road towards the end of the Cul-De-Sac where you will find the property on the right.

SERVICES

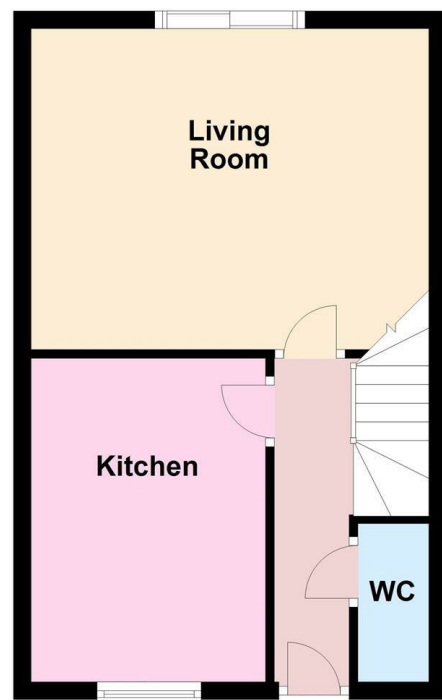
All mains services are connected, to include mains gas central heating.
Council Tax Band D.

TENURE - FREEHOLD

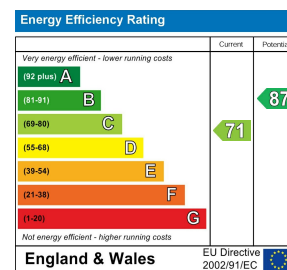
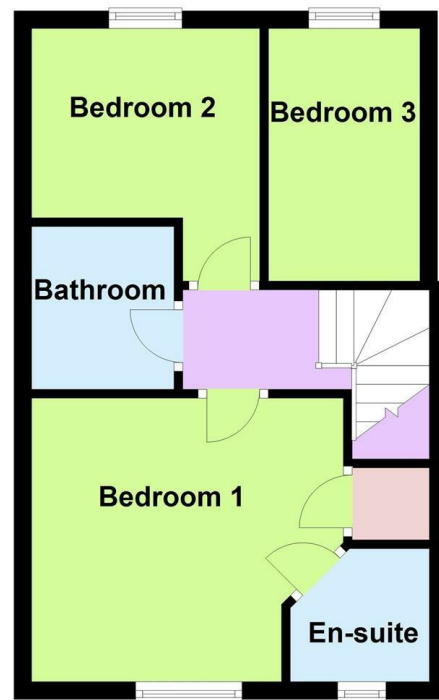
You are recommended to have this verified by your legal advisors at your earliest convenience.



Ground Floor



First Floor



**46 LEWIS WAY, THORNWELL, CHEPSTOW,
MONMOUTHSHIRE, NP16 5TA**

3 **2** **1** **C**

£273,000

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. 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.

Offered to the market with the benefit of no onward chain, this mid-link property is situated at the end of a quiet cul-de-sac within this popular residential area and close to a wide range of amenities including local shops, pub and primary school, with a further range of facilities in nearby Chepstow. The property itself comprises a spacious reception hall with access to kitchen, living/dining and WC to the ground floor, with three bedrooms and bathroom to the first floor. Outside the property offers off road parking and private enclosed rear garden.

Being situated in Thornwell there are fantastic commuting links with A48, M4 and M48 motorway networks, bringing Bristol, Cardiff and Newport all within commuting distance.

GROUND FLOOR

RECEPTION HALL

Composite front door with two glazed frosted panels leads into the reception hall. Stairs to the first floor.

GROUND FLOOR WC

Appointed with a two-piece suite to include low-level WC and a pedestal wash hand basin with chrome mixer tap and tiled splashbacks.

KITCHEN

3.66m x 2.67m (12'0" x 8'9")

Appointed with a matching range of base and eye level storage units with ample work surfacing over and tiled splashbacks. Four ring gas hob with extractor hood over and oven below. One bowl and drainer stainless steel sink unit with mixer tap. Space for washing machine and full height fridge/freezer as well as a handy downstairs storage area. Wood effect flooring. uPVC window to front elevation.

SITTING ROOM

4.53m x 3.65m (14'10" x 11'11")

A spacious and light sitting room with sliding patio doors to the rear garden.

FIRST FLOOR STAIRS AND LANDING

Loft access point.

BEDROOM 1

3.1m x 3.50m (10'2" x 11'5")

A double bedroom with panelled feature wall and uPVC window to front elevation. Handy storage cupboard over the stairs which houses the Worcester combi boiler.

EN-SUITE SHOWER ROOM

Comprising a three-piece suite to include pedestal wash hand basin with chrome taps, low-level WC and corner shower unit with glass shower door, chrome shower attachment and tiled surround. Heated towel rail. Wood-effect flooring. Frosted window to front elevation.

BEDROOM 2

2.60m x 2.16m (8'6" x 7'1")

A double bedroom with window to rear elevation.

NURSERY/STUDY

2.87m x 1.84m (9'4" x 6'0")

A versatile room with window to rear elevation.

FAMILY BATHROOM

Appointed with a three-piece suite to include panelled bath with chrome mixer tap and a shower attachment, pedestal wash hand basin with chrome mixer tap and low-level WC. Part-tiled walls. Chrome heated towel rail.

GARDENS

To the front the property is approached via a pathway through a level lawn area. To the rear is a patio area and an area laid to lawn. Fence to boundary with a gate which leads out to the allocated parking at the rear of the property. Wooden shed to remain.

SERVICES

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

