

DIRECTIONS

From our Chepstow office proceed to the main St Lawrence roundabout taking the first exit onto Fair View. Proceed along Fair View where you will find the property on the left.

TENURE - FREEHOLD

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



**42 FAIR VIEW, CHEPSTOW, MONMOUTHSHIRE,
NP16 5BX**

4 **2** **3** **E**

GUIDE PRICE £450,000

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.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 54 | 70 |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Offered to the market with the benefit of no onward chain this deceptively spacious detached property occupies a pleasant position within this sought after residential location on the outskirts of Chepstow town centre. The well planned living accommodation is arranged over two floors and will no doubt suit a variety of markets. Briefly comprising to the ground floor, front porch, entrance hall, lounge, fully fitted kitchen, dining room, conservatory, spacious utility room as well as a WC/cloakroom whilst the first floor offers three double bedrooms, a fourth single bedroom/home office, a four piece family bathroom and a separate second family bathroom. The property further benefits extensive private driveway to the front, integral single garage as well as a good size level private rear garden. We would strongly recommend an internal viewing to appreciate what this property has to offer. Being situated in Chepstow a range of local amenities are close at hand. There are good bus, road and rail links with the A48, M4 and M48 motorway networks, bringing Bristol, Cardiff and Newport all within commuting distance.

FRONT PORCH

uPVC entrance door and window to front elevation. Tiled floor. Internal wooden door leads through to:-

ENTRANCE HALL

A welcoming space with a built-in storage cupboard and staircase leading to the first floor.

LOUNGE

4.55m x 3.61m (14'11" x 11'10")

A well proportioned reception space with a large window to the front elevation and a feature gas fire with marble surround and hearth. Glazed door to:-

DINING ROOM

2.98m x 2.86m (9'9" x 9'4")

A comfortable second reception space utilised as a formal dining room with open archway to the kitchen and a door to:-

CONSERVATORY

A further versatile reception space. Fully double glazed with

French doors leading out to the rear garden. Low level brick foundation with fitted air conditioning/heating unit and tiled floor.

KITCHEN

2.98m x 2.57m (9'9" x 8'5")

Fitted with a good range of wall and base units having laminate worktop with tiled splashback and inset one and a half bowl stainless steel sink with drainer. Integrated four ring hob with extractor hood over and electric oven/grill beneath. Window to rear elevation. Built-in understairs storage cupboard/pantry. Door to:-

UTILITY ROOM

3.47m x 2.60m min. (11'4" x 8'6" min.)

A really good size with a range of fitted wall and base units having laminate worktop with tiled splashback and inset stainless steel sink with drainer. Space and plumbing for washing machine. Housing the Valiant gas boiler. Window to the rear overlooking the garden and door to side elevation. A separate door gives access to the garage.

CLOAKROOM/WC

A two piece suite to include pedestal wash hand basin and WC. Heated towel rail. Part tiled walls. Frosted window to the side elevation.

FIRST FLOOR STAIRS AND LANDING

Landing area with loft hatch and built-in airing cupboard housing water tank plus a second fitted storage cupboard.

BEDROOM 1

3.90m x 3.13m min. (12'9" x 10'3" min.)

A good sized double bedroom with a window to the front elevation.

BEDROOM 2

4.33m x 2.60m min. (14'2" x 8'6" min.)

A well proportioned double bedroom enjoying fitted wardrobes and a window to the front elevation.

BEDROOM 3

3.17m x 3.07m min. (10'4" x 10'0" min.)

A further good sized double bedroom with fitted wardrobes and a window to the rear elevation enjoying views over the rear gardens and greenery beyond.

BEDROOM 4

2.34m x 2.26m min. (7'8" x 7'4" min.)

A good size single bedroom or indeed fantastic potential for a study. Window to front elevation and a built-in over stairs storage cupboard.

FAMILY BATHROOM

A good size bathroom comprising a four piece suite to include large corner walk-in shower cubicle with tiled surround and electric shower unit, panelled bath, pedestal wash hand basin and WC. Half tiled walls. Frosted window to the rear elevation.

FAMILY BATHROOM 2

Comprising a three piece suite to include panelled bath, pedestal wash hand basin and WC. Half tiled walls. Frosted window to the rear elevation.

GARAGE

An extensive private tarmac driveway provides off street parking for up to three vehicles leading to the integral single garage with a manual up and over door.

GARDENS

The front garden comprises an attractive rockery area with plants and flowers, a paved patio leads to the front entrance with storm porch and low level brick walls to either side of the front garden. The rear garden comprises a paved patio area, this leads to a good size level area laid to lawn bordered by an attractive range of plants and shrubs. To the far corner of the garden there is a useful wooden shed for storage. The property benefits access to either side and the rear garden is fully enclosed by timber fencing, hedgerow and attractive low level stonewall.

SERVICES

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

