



DIRECTIONS

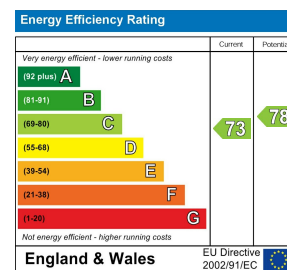
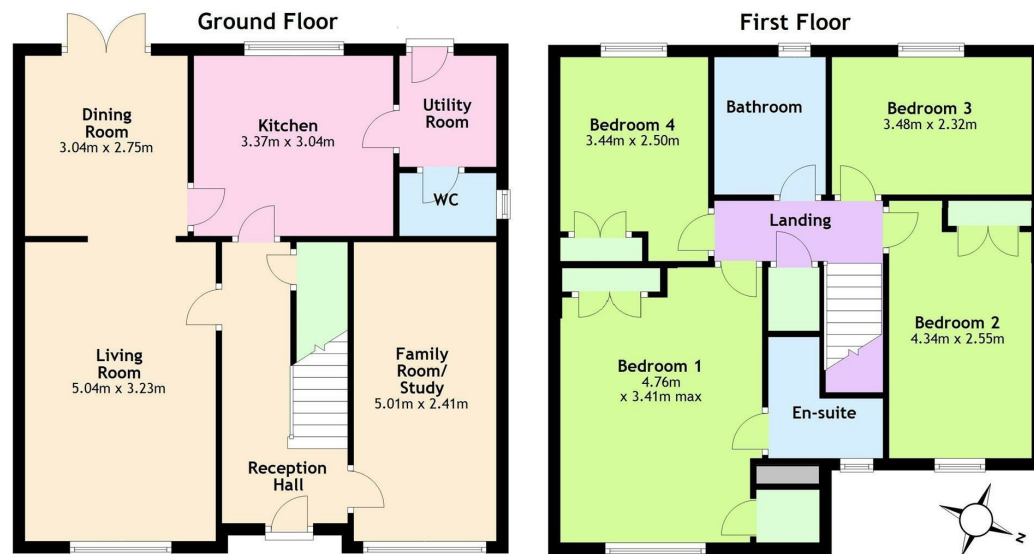
From Chepstow town centre proceed up Moor Street, turning right onto the A48. At the roundabout, take the fourth exit proceeding through the traffic lights and down the hill, taking the left turn into Romana Grange development. Take the first turning right, where you will find the property immediately on your left.

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.



**20 WALLWERN WOOD, CHEPSTOW,
MONMOUTHSHIRE, NP16 5TX**

4 2 2 C

£445,000

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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.

Occupying a pleasant position on this sought after residential development within walking distance to many amenities offered in Chepstow town centre, this executive detached family home offers well-planned living accommodation to suit a variety of requirements. The current living accommodation is arranged over two floors and briefly comprises to the ground floor: a welcoming reception hall, well-proportioned lounge open plan to dining room, kitchen/breakfast room, utility room, cloakroom/WC and the converted garage to provide a third flexible reception space perfect for a home worker. To the first floor are four double bedrooms, principal bedroom benefiting from en-suite shower room as well as a separate family bathroom. Further benefits include a private driveway to the front along with low-maintenance south westerly facing garden to the rear. The property will no doubt suit a variety of markets and must be viewed to be fully appreciated.

Situated on the edge of Chepstow town centre the property is within easy reach of all local amenities and schools as well as being within a stone's throw to the Chepstow bypass providing direct access to the M4 and M48 motorway network making this an ideal position for the everyday commuter.

GROUND FLOOR

RECEPTION HALL

Welcoming reception hall with half-glazed front door. Stairs to the first floor with feature wooden balustrade and a useful built-in understairs storage cupboard. Wood effect laminate flooring.

STUDY/RECEPTION ROOM

5.01mx 2.41m (16'5"x 7'10")

Originally the garage now converted to provide a versatile space which could be utilised either as a study or indeed a playroom/snug. Large window to front elevation.

KITCHEN/BREAKFAST ROOM

3.37m x 3.04m (11'0" x 9'11")

Appointed with an extensive range of fitted wall and base units with ample laminate worktop over and tiled splashbacks, along with breakfast bar. Inset one and a half bowl sink with drainer. Integrated four ring gas hob with concealed extractor hood over

and electric oven/grill below. Space and plumbing for dishwasher and space for a full height free standing fridge/freezer. Window to the rear elevation enjoying views across the gardens. Door to:-

UTILITY ROOM

A very useful space with fitted wooden base units with laminate worktop and tiled splashbacks. Inset sink with drainer. Space for under-counter white goods. Door to rear garden and a separate door leading into the:-

CLOAKROOM/WC

Comprises pedestal wash hand basin and a low-level WC. Half-tiled walls and frosted window to side elevation.

DINING ROOM

3.04m x 2.75m (9'11" x 9'0")

A further formal reception space enjoying French doors to the rear garden, with an open archway leading through to:-

LOUNGE

5.04m x 3.23m (16'6" x 10'7")

A really comfortable and well-proportioned reception space enjoying a window to the front elevation affording views across the town towards the Severn Estuary, giving a really open aspect feel. Feature fireplace with marble hearth and freestanding electric stove effect fire.

FIRST FLOOR STAIRS AND LANDING

Access point to a fully boarded loft space with pull down ladder. Built-in airing cupboard with inset shelving and housing the Weismann gas combi boiler (serviced annually).

PRINCIPAL BEDROOM

4.76m x 3.41m (15'7" x 11'2")

A very well-proportioned double bedroom with window to front elevation offering fantastic far reaching views across Chepstow and towards the Severn Estuary. Fitted wardrobe and a separate large built-in storage cupboard with fitted shelving. Door to:-

EN-SUITE SHOWER ROOM

A contemporary neutral suite to include a walk-in shower cubicle with mains fed shower unit and PVC surround, concealed cistern WC, and wash hand basin inset to vanity unit with mixer tap. Half-tiled walls and frosted window to front elevation.

BEDROOM 2

4.34m x 2.55m (14'2" x 8'4")

A further good size double bedroom with fitted double wardrobe and window to the front elevation, enjoying far reaching views.

BEDROOM 3

3.48m x 2.32m (11'5" x 7'7")

A double bedroom with window to the rear elevation. Fitted wardrobe.

BEDROOM 4

3.44m x 2.50m (11'3" x 8'2")

A fourth double bedroom with window to the rear elevation.

FAMILY BATHROOM

Comprising a three piece suite to include panelled bath with mains fed shower unit over, tiled surround and glass shower screen, low-level WC and pedestal wash hand basin. Half-tiled walls. Frosted window to rear elevation.

GARDENS

To the front of the property is a private tarmac driveway providing off-street parking for two vehicles with a spacious area mainly laid to lawn. The good sized rear garden enjoys a south westerly sunny aspect and comprises a sizeable level paved patio area providing a perfect space for everyday family living and entertaining. Steps lead up to a low-maintenance area laid to lawn providing a perfect space for children to play. A range of attractive mature trees and shrubs as well as an attractive low-level stonewall divides the lawn from the terrace. Furthermore there is a wooden shed having light and power connected providing a useful storage facility. The property benefits gated pedestrian access to one side of the property leading back to the front and to the other side there is a second very useful shed for storage. The rear garden is fully enclosed by timber fencing.

SERVICES

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

