



## DIRECTIONS

From our Chepstow office proceed along the A48 towards Newport, turning right into Tabernacle Road signposted Llanvaches. Continue along the lane to the T-junction, bear left where you will find the property immediately on your right hand side.

## SERVICES

All mains services are connected to include mains gas central heating.  
Council tax band H.

## TENURE - FREEHOLD

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



TOTAL FLOOR AREA : 2147 sq.ft. (199.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance only and should not be used as such by any prospective purchaser. The services and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.



**GREENHAVEN, 7 SOUTH VIEW, LLANVACHES,  
CALDICOT, NP26 3BG**



**£495,000**

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

A detached family house believed to date from the mid 1980s, occupying a pleasant central village location in this popular area. Llanvaches itself is well positioned, close to the A48, thus bringing Newport, Cardiff and Bristol within commuting distance. The village benefits attractive countryside and walks, with a range of amenities to be found in the nearby towns of Caldicot and Chepstow.

The property is in need of updating and renovation with items such as windows, kitchen, bathrooms, décor and carpets needing to be replaced however it could easily be transformed into a comfortable stylish family house, with further potential to extend into integral double garage, subject to planning consent and building control.

## GROUND FLOOR

### ENTRANCE HALL

Covered entrance porch with door to side leads into spacious entrance hall with stairs to first floor and useful storage cupboard.

### LIVING ROOM

**6.53m x 3.43m (21'5" x 11'3")**

Double doors from the hallway lead into attractive living room with window to front elevation and patio doors to rear garden. Feature fireplace (not functional).

### DINING ROOM

**4.39m x 2.97m (14'5" x 9'9")**

With triple aspect windows to the front and side elevations.

### KITCHEN

**5.84m x 1.83m (19'2" x 6'7")**

Appointed with a matching range of base and eye level storage units with work surfacing over and tiled splashbacks along with display cabinets. One and a half bowl and drainer stainless steel sink unit. Space for freestanding cooker with extractor over. Tiled flooring.

### BREAKFAST AREA

**2.46m x 2.18m (8'1" x 7'2")**

With windows and French doors to rear garden. Tiled flooring continued.

### UTILITY AREA

**1.82m x 1.61m (5'11" x 5'3")**

Accessed via archway from the kitchen with door to rear and window to side. Worktop and tiled splashbacks, with space and plumbing for white goods.

### CLOAKROOM/WC

With low-level WC and wash hand basin. Frosted window to rear elevation.

### FIRST FLOOR STAIRS AND LANDING

Impressive landing giving access to bedrooms and bathroom.

### BEDROOM 1

A spacious main bedroom with windows to front and rear elevations. Eaves storage cupboards.

### EN-SUITE SHOWER ROOM

Appointed with twin wash hand basin, step-in shower and low-level WC. Tiled walls. Velux window to rear.

### BEDROOM 2

**4.29m x 3.89m (14'1" x 12'9")**

A double bedroom with windows to front elevation. Range of built-in wardrobes.

### BEDROOM 3

**4.19m x 2.92m (13'9" x 9'7")**

With window to rear elevation. Built-in wardrobes.

### BEDROOM 4

**3.43m x 3.05m (11'3" x 10'0")**

Window to front elevation. Built-in wardrobes.

### FAMILY BATHROOM

Spacious bathroom with lots of potential, currently offering twin pedestal wash hand basins, low-level WC, bidet, and panelled bath with glass shower screen and hand-held shower attachment. Tiled walls. Frosted window to rear.

### GARAGE

Integral double garage with up and over door, power and lighting. Courtesy door to rear.

### GARDENS

The property stands in private gardens to the front with large parking/turning area, otherwise laid to lawn. To the rear is an enclosed lawned garden with mature borders offering privacy.

### SERVICES

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

