



DIRECTIONS

From our Chepstow office proceed to the main St. Lawrence roundabout, take the third exit and continue on the A48 passing St. Pierre Country Park to the next roundabout. Take the second exit and stay on the A48, proceed on this road for approximately five miles turning right just after The Groes Wen Inn on to Market Road, taking the second turning right into Arcade Road and then the second turning right into Seymour Avenue, where following the numbering you will find the property on your left hand side..

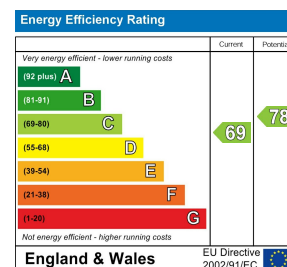
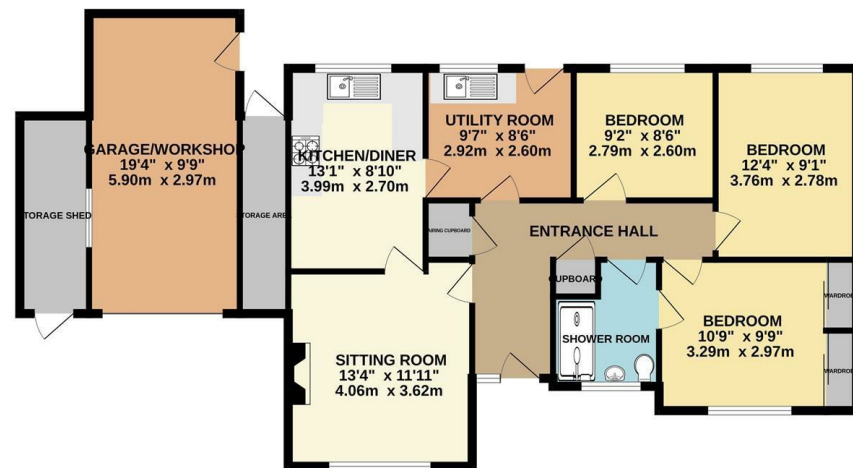
SERVICES

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.

GROUND FLOOR
1112 sq.ft. (103.4 sq.m.) approx.



TOTAL FLOOR AREA: 1112 sq.ft. (103.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation 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.



**10 SEYMOUR AVENUE, PARC SEYMOUR,
PENHOW, CALDICOT, MONMOUTHSHIRE, NP26**



£395,000

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

A detached property believed to date from the early 1960's, located in an elevated position with commanding views across both the village and surrounding countryside. Located within this popular village area with good local community spirit as well as local village store, coffee shop and nearby public house and restaurant. Being located just off the A48 the village also benefits from excellent road access to nearby Newport with connections to the M4/M48 motorway network.

The accommodation is well presented and comprises entrance hall, living room, kitchen/dining room, utility room, three good sized bedrooms, and shower room. With the added benefit of an attractive garden, garage and off-street parking.

ENTRANCE HALL

With door to front elevation, large storage cupboard housing the gas fired combination boiler.

LIVING ROOM

4.06m x 3.63m (13'4" x 11'11")

With large window to front elevation offering extensive views. Feature fireplace.

KITCHEN/DINING ROOM

3.99m x 2.69m (13'1" x 8'10")

Appointed with an extensive range of base and eye level storage units with ample work surfacing over and tiled splashbacks. One and a half bowl and drainer stainless steel sink unit with mixer tap. Freestanding cooker with concealed extractor over. Integrated fridge. Tiled flooring. Window to rear elevation.

UTILITY ROOM

2.92m x 1.98m (9'7" x 6'6")

A spacious utility room with window and door to rear garden. Eye level storage cupboards, space for washing machine, dishwasher and fridge/freezer. Inset one and a half bowl sink unit with mixer tap. Tiled flooring,

BEDROOM 1

3.28m x 2.97m (10'9" x 9'9")

A double bedroom with window to front elevation offering extensive views. Built-in wardrobes.

BEDROOM 2

3.76m x 2.77m (12'4" x 9'1")

A double bedroom with window to rear elevation, currently utilised as a study.

BEDROOM 3

2.79m x 2.59m (9'2" x 8'6")

A single bedroom with window to rear elevation. Range of fitted wall cupboards.

SHOWER ROOM

Tastefully updated with a contemporary three-piece suite with large step-in shower, vanity wash hand basin and low-level WC. Tiled floor and walls. Window to front elevation.

OUTSIDE

GARAGE

5.89m x 2.97m (19'4" x 9'9")

A good sized single garage approached via the driveway which offers parking for three vehicles. A useful storeroom is situated to the side of the garage along with a separate garden shed.

GARDENS

To the front of the property a small terraced area offering a pleasant seating space with far reaching views. The remainder of the front garden is on a lower level and laid extensively to lawn with steps leading up from the pathway to the front door. To the rear a pleasant and enclosed garden, principally laid to lawn with decked area and mature borders with shrubs providing a high degree of privacy. Garden shed.

SERVICES

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

