DIRECTIONS

From our Chepstow office proceed to the Racecourse roundabout, continuing towards Tintern, entering the village of St Arvans bear left onto the Devauden/Monmouth Road. Continue without deviation on this road and as you enter the village of Devauden, take the second turning on your right. Continue and then bear right where you will find Parkwood on your right hand side.

SERVICES

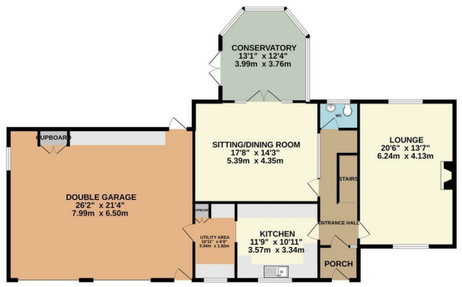
Mains water, electricity and drainage are connected. LPG gas central heating. Privately owned solar panels.

Council tax band G.

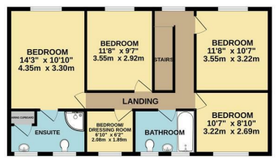
TENURE - FREEHOLD

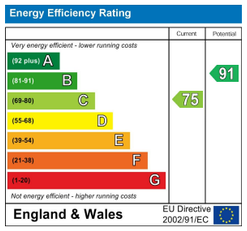
You are recommended to have this verified by your legal advisors at your earliest convenience.

GROUND FLOOR
1567 sq.ft. (145.6 sq.m.) approx.



1ST FLOOR
754 sq.ft. (70.1 sq.m.) approx.





TOTAL FLOOR AREA : 2321 sq.ft. (215.7 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 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 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.

PARKWOOD, DEVAUDEN, CHEPSTOW, MONMOUTHSHIRE, NP16 6PE

5 2 3 C

OFFERS IN THE REGION OF £700,000

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

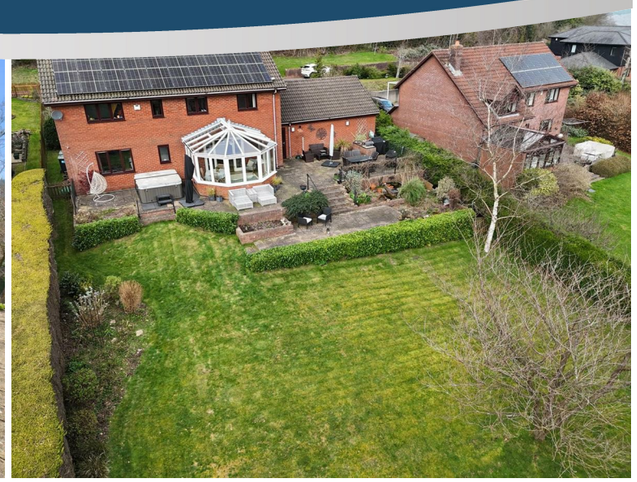
Occupying a pleasant and private position on a quiet no through road within this desirable Monmouthshire village of Devauden, this substantial detached family residence constructed in the 1980's affords well-planned and versatile living accommodation arranged over two floors that will no doubt suit a variety of markets to include the growing family or indeed cater for multi generational living. The current layout briefly comprises to the ground floor, a useful front porch leading into a welcoming reception hall, cloakroom/WC, well proportioned dual aspect lounge with feature wood burner, fully fitted kitchen with integrated appliances and useful utility off, sizeable second reception room/family room as well as a conservatory. To the first floor there is a spacious principal bedroom with en-suite shower room as well as three further double bedrooms, a fifth single bedroom/dressing room/study and a family bathroom. The property benefits a sizeable private driveway to the front as well as a generous garden and integral double garage offering potential to create additional living space if required, subject to consent. Furthermore there is a very generous south facing rear garden.

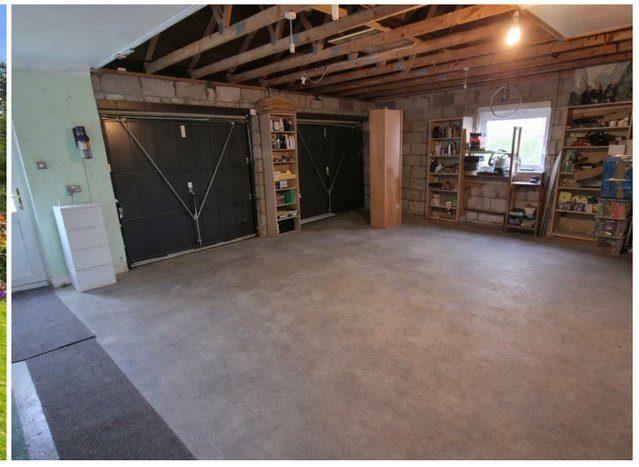
The property enjoys a quiet village location and is within easy reach of the desirable primary school at Shirenewton as well as amenities offered in Chepstow just a short drive away, the motorway network is also within reach for the everyday commuter.

GARAGE
7.98m x 6.50m (26'2" x 21'4")
The property is approached via a private block paved driveway providing off street parking for multiple vehicles, leading to the integral double garage providing a fantastic versatile space either for storing cars/bikes or indeed potential for conversion, subject to the necessary consent, to provide an outstanding open plan kitchen/dining/family room. Housing the Worcester gas boiler and fitted wall and base units with ample worktops. Two manual up and over doors to the front as well as a uPVC pedestrian door. Courtesy door to the utility room and a further pedestrian door leads out to the rear garden. Electric vehicle charging point.

GARDENS AND GROUNDS
The gardens to the front are sizeable and low-maintenance, mainly laid to lawn with a range of mature plants and shrubs with a block paved pathway leading to the front entrance to the property. Gated pedestrian access to both sides of the property lead to the rear garden. The rear garden enjoys a sunny southerly aspect and comprises a sizeable paved patio area with brick built BBQ. The paved patio area wraps around the conservatory and spans the full width of the property providing a second area to sit and relax, or indeed house a hot tub as it currently does. Steps lead down from the paved patio area to a further level terrace bordered by a range of mature plants and shrubs as well as a feature pond and a sizeable gently sloping area mainly laid to lawn. At the rear of the garden there is a range of mature trees, plants and shrubs. The rear garden is fully enclosed by hedgerow to all sides.

SERVICES
Mains water, electricity and drainage are connected. LPG gas central heating. Privately owned solar panels.

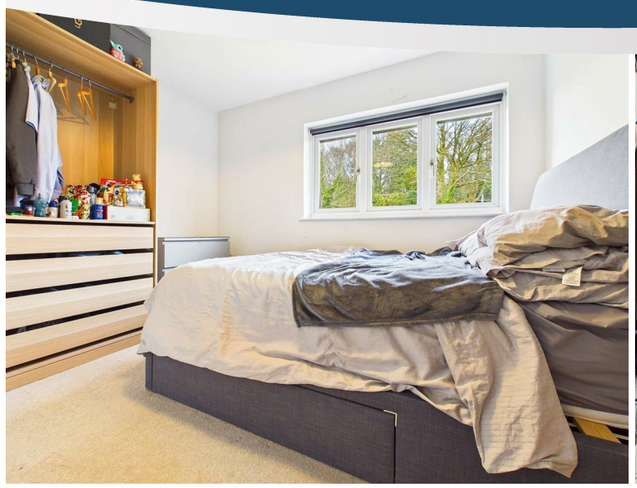


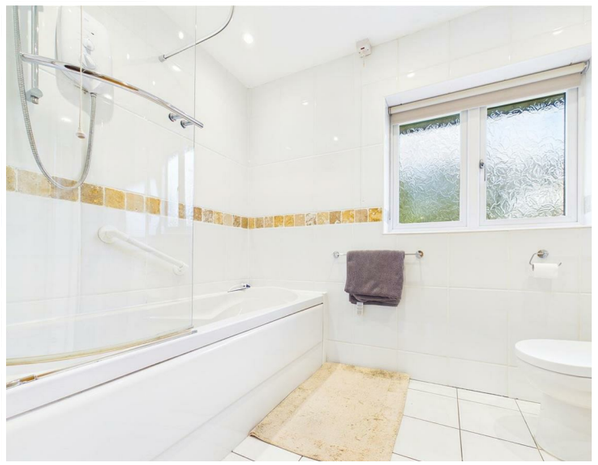


BEDROOM 5/DRESSING ROOM
2.08m x 1.88m (6'10" x 6'2")
Currently utilised as a dressing room. Window to the front elevation.

FAMILY BATHROOM
Comprising a modern neutral suite to include panelled bath with electric shower unit over and glass shower screen, low-level WC, and wash hand basin inset to vanity storage unit with mixer tap. Heated towel rail. Fully tiled walls and tiled floor. Frosted window to front elevation.

OUTSIDE





ENTRANCE PORCH
A uPVC front door leads into the front porch with feature quarry tiled floor. Frosted window to front elevation. Internal uPVC door to:-

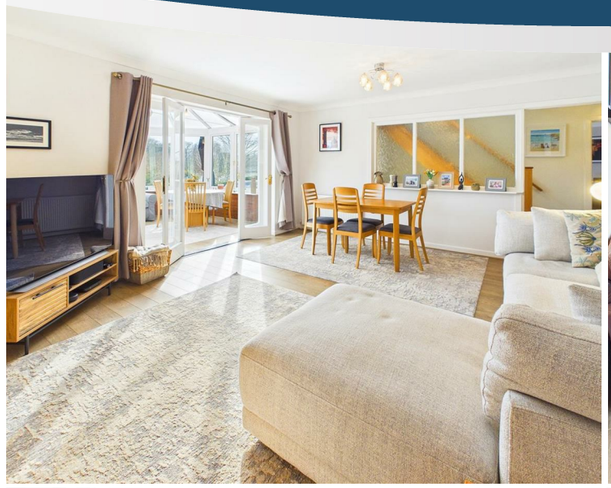
ENTRANCE HALL
A welcoming reception hall with wood effect laminate floor. Staircase to first floor landing with feature Oak banister and glass balustrade. Useful understairs storage area.

CLOAKROOM/WC
A modern neutral suite to include low-level WC and wash hand basin inset to vanity unit. Fully tiled walls and tiled floor. Frosted window to the rear elevation.

LOUNGE
6.25m x 4.14m (20'6" x 13'7")
A fantastic reception room enjoying a dual aspect to the front and rear elevations. Wood effect laminate floor. Feature inset log burner with a flagstone hearth and marble surround.

KITCHEN
3.58m x 3.33m (11'9" x 10'11")
An extensive range of contemporary wall and base units with ample quartz worktop and inset ceramic sink with drainer and mixer tap. A range of integrated appliances to include five ring gas hob with feature extractor hood over, eye level double electric oven/grill and separate Neff microwave, integrated dishwasher and integrated under counter fridge/freezer. Tiled floor. Window to front elevation. Open archway to:-

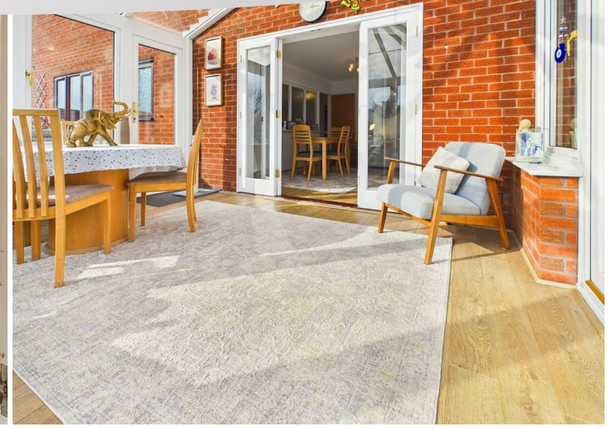
UTILITY ROOM
3.33m x 1.83m (10'11" x 6'0")
Fitted base units with quartz worktop and inset ceramic sink with drainer. Space for washing machine. Tiled floor. Window to the front elevation. Door to the integral double garage.

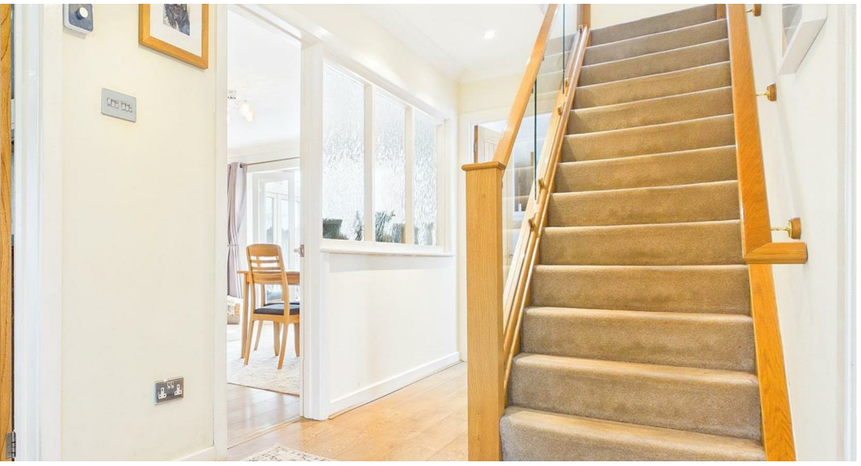


DINING/FAMILY ROOM
5.38m x 4.34m (17'8" x 14'3")
A second well proportioned versatile room with wood effect laminate floor. Frosted windows to the entrance hall and French doors leading out to:-

CONSERVATORY
3.99m x 3.76m (13'1" x 12'4")
A fantastic further third reception space currently utilised as a dining/sitting room, fully double glazed with brick foundation. Wood effect laminate floor. French doors lead out to the sizeable paved patio area and a second pedestrian door leads to the paved terrace. An ideal all year round space to sit and enjoy views across the generous mature gardens.

FIRST FLOOR STAIRS AND LANDING
A spacious galleried landing area with feature glass balustrade with Oak banister and window to the rear elevation enjoying far reaching views. Loft access point.

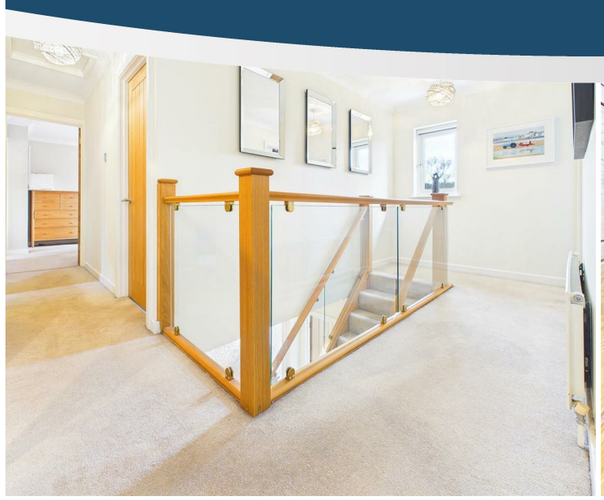
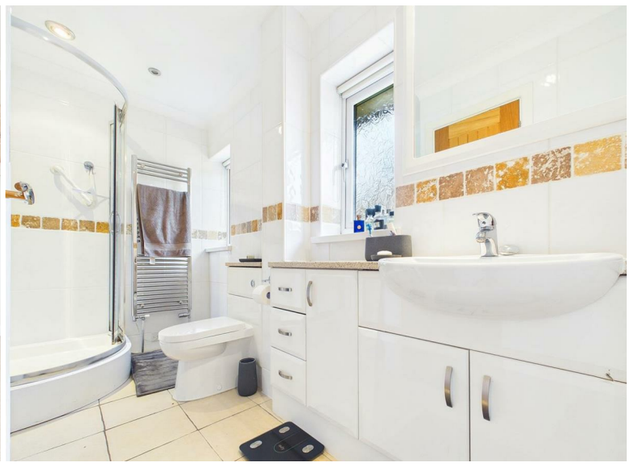




PRINCIPAL BEDROOM
4.34m x 3.30m (14'3" x 10'10")
A really well-proportioned principal bedroom enjoying a dual aspect to both the side and the rear elevations. Door to:-

EN-SUITE SHOWER ROOM
A good size en-suite with large corner walk-in shower cubicle with mains fed shower unit, low-level WC and wash hand basin with mixer tap inset to vanity storage unit. Heated towel rail. Tiled floor and fully tiled walls. Two frosted windows to the front elevation. Airing cupboard housing immersion tank, with inset shelving.

BEDROOM 2
3.56m x 3.23m (11'8" x 10'7")
A good size second double bedroom with a window to the rear elevation.

BEDROOM 3
3.56m x 2.92m (11'8" x 9'7")
A further good sized double bedroom with window to rear elevation.

BEDROOM 4
3.23m x 2.69m (10'7" x 8'10")
A double bedroom with a window to the front elevation.