



DIRECTIONS

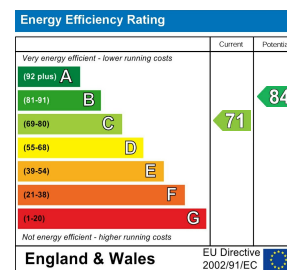
From our Chepstow office proceed to main motorway roundabout, taking the first exit to Thornwell, at the second roundabout proceed straight over and at the last roundabout take the second exit then first right into Valentine Lane, continue along this road into Phoenix Drive bearing right into Clarendon Close, where you will find number 6 on your right hand side.

SERVICES

All mains services are connected to include gas central heating.
Council Tax Band E

TENURE - FREEHOLD

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



**6 CLARENDON CLOSE, CHEPSTOW,
MONMOUTHSHIRE, NP16 5TL**

4 2 2 C

OFFERS IN EXCESS OF £350,000

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

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.

Clarendon Close comprises a spacious detached family house occupying a pleasant position within this cul-de-sac located in the popular Thornwell area of Chepstow, itself positioned close to the M48 motorway, as well as local schools and shops in Chepstow's bustling town centre.

The property briefly comprises to the ground floor; entrance hall, living room, dining room, kitchen and utility room. Whilst to the first floor there is a principal bedroom with en-suite and three further bedrooms and a family bathroom. To the front the property benefits from a private driveway with off-parking and to the rear is a level garden mainly laid to lawn with patio area.

GROUND FLOOR

ENTRANCE HALL
3.35m x 2.95m (10'11" x 9'8")

A large and welcoming reception hall with three windows and door to front elevation.

UTILITY ROOM
With space for washing machine and tumble dryer. Wall mounted gas fire boiler providing domestic hot water and central heating.

LIVING ROOM
4.87m x 3.96m max (15'11" x 12'11" max)
A bright and airy reception room with bay window to front elevation. Stairs to first floor. Archway to: -

DINING ROOM
3.15m x 2.70m (10'4" x 8'10")
A spacious formal dining room with French doors leading to: -

CONSERVATORY
2.75m x 2.49m (9'0" x 8'2")
Of uPVC double glazed construction with doors to side elevation.

KITCHEN
3.13m x 2.57m (10'3" x 8'5")
Appointed with a matching range of base and eye level storage units with ample work surfacing over. Inset one and a half bowl and drainer stainless steel sink unit. Four ring electric hob with extractor hood over and electric double oven below. Spaces for dishwasher and under counter fridge. Window to rear garden. Door to :-

REAR LOBBY
With half glazed door to side elevation.

CLOAKROOM/WC
Appointed with a two-piece suite comprising low level WC and wash basin. Window to side.

FIRST FLOOR STAIRS AND LANDING
Window to side. Airing cupboard and loft access point.

PRINCIPAL BEDROOM
3.60m x 3.35m (11'9" x 10'11")
A double bedroom with a range of built-in wardrobes. Window to rear elevation.

EN-SUITE SHOWER ROOM
Appointed with a three piece suite comprising step-in shower cubicle, low level WC and wash hand basin. Heated towel rail. Part-tiled walls. Window to side.

BEDROOM 2
3.35m x 2.67m (10'11" x 8'9")
A double bedroom with a range of built-in wardrobes. With window to rear.

BEDROOM 3
3.22m x 1.80m (10'6" x 5'10")
A good size bedroom with window to front elevation.

BEDROOM 4
2.32m x 2.31m (7'7" x 7'6")
A good size bedroom with window to front elevation.

BATHROOM
Recently updated with a three piece suite comprising panelled bath with mains fed shower over and glass shower screen, low level WC and wash hand basin inset to vanity unit. Fully tiled walls. Frosted window to front elevation.

OUTSIDE
GARDENS
The property stands in pleasant front and rear gardens. To the front with additional parking space for 2/3 vehicles. To the rear, a pleasant, enclosed garden, enjoying a sunny aspect with sun terrace, lawned area and mature trees and shrubs.

