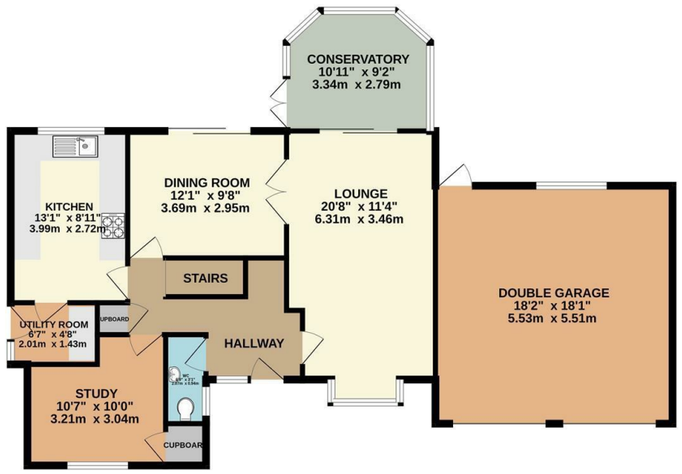
DIRECTIONS

From Chepstow town centre, proceed up the High Street through the town arch, turning right onto Welsh Street. Proceed to the roundabout taking the second exit signposted Devauden. Upon entering Devauden proceed through the village, taking the first left turn past the garage into Churchfields and then take the first right where you will find the property at the head of the cul-de-sac.

TENURE - FREEHOLD

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

GROUND FLOOR
1133 sq.ft. (105.3 sq.m.) approx.



1ST FLOOR
703 sq.ft. (65.3 sq.m.) approx.

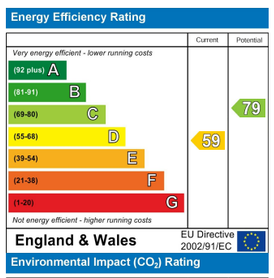


DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing 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.





MOON&CO

14 CHURCHFIELDS, DEVAUDEN, CHEPSTOW, MONMOUTHSHIRE, NP16 6NB

4 3 3 D

£599,950

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

Moon & Co. are delighted to offer to the market with the benefit of no onward chain this detached family house located in a quiet, safe end of cul-de-sac position on the edge of Devauden village, a sought after area close to Chepstow and within a short drive to Monmouth as well as being on the periphery of the famous Wye Valley, an AONB. The property has been well maintained by the current vendors with attractive updates such as refurbished kitchen and utility room along with en-suite and family bathroom.

The property briefly comprises to the ground floor: entrance hall, living room giving access to conservatory, dining room, study, fully fitted kitchen/breakfast room with utility room off, and cloakroom/WC. To the first floor are four bedrooms, main benefitting from en-suite, along with a separate family bathroom. The property also benefits from a double garage and parking for a number of vehicles to the front. A particularly noteworthy feature of the property are the substantial one third of an acre private gardens with an attractive south-westerly aspect.



DOUBLE GARAGE
5.54m x 5.51m (18'2" x 18'1")
Approached via a private driveway providing parking for a number of vehicles is an attached double garage with power and light, up and over doors. Further vehicular parking to side with access to rear garden.

GARDENS
In addition to the driveway at the front there is a lawned garden with mature hedging offering privacy. To the rear is a very attractive large lawned garden, which is hard to find in a modern property, with pretty views and attractive south-westerly position. In all approximately one third of an acre plot.

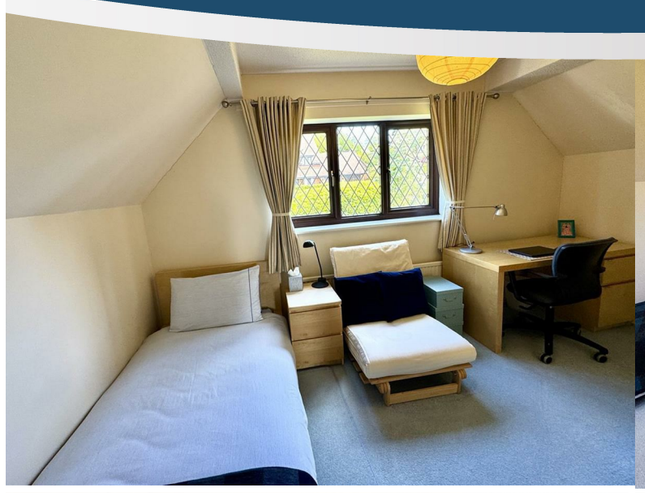
SERVICES
Mains electricity, water and drainage. LPG gas central heating (LPG via undergrounded network from remote location on periphery of development).

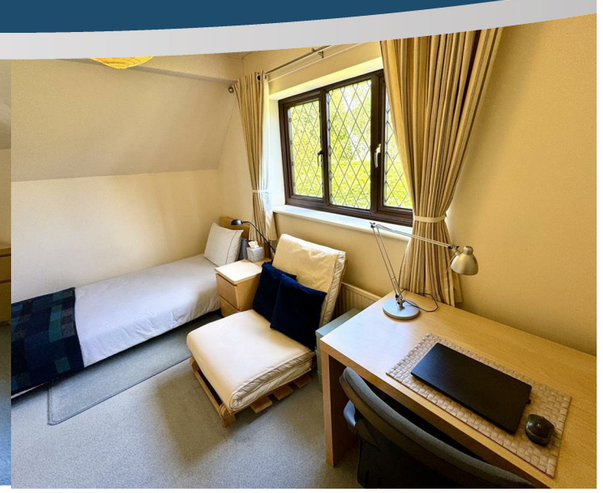


BEDROOM 3
4.14m x 3.05m (13'7" x 10'0")
A double bedroom with window to front elevation.

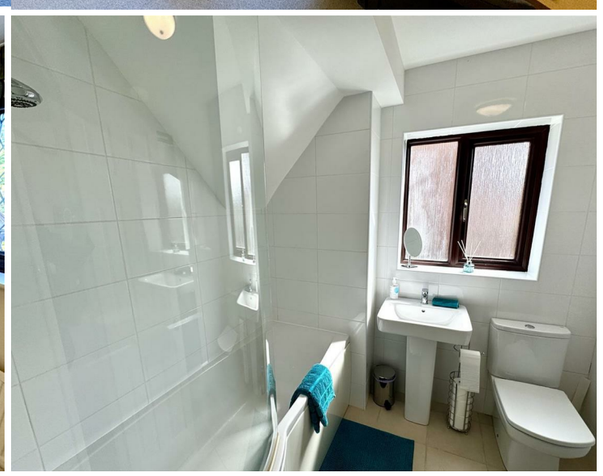
BEDROOM 4
3.10m x 2.26m (10'2" x 7'5")
Currently utilised as a dressing room with an extensive range of bespoke bedroom furniture and large fitted drawer unit, also offering potential as a single bedroom if required. Window to front elevation.

FAMILY BATHROOM
Appointed with a three-piece suite to include low-level WC, pedestal wash hand basin and P-shape panelled bath with shower over and glass shower screen. Fully tiled walls. Frosted window to side elevation.









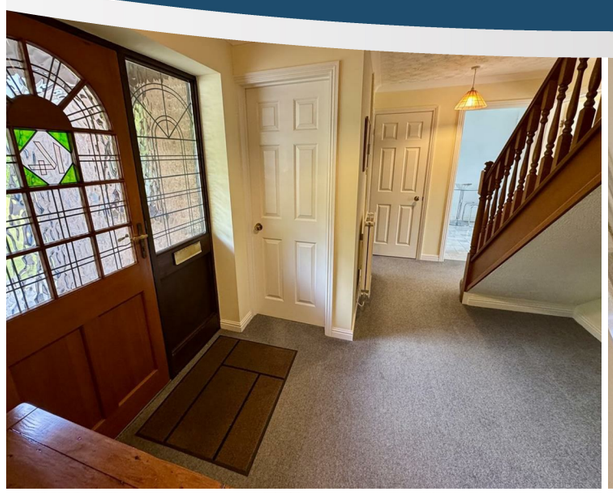
GROUND FLOOR

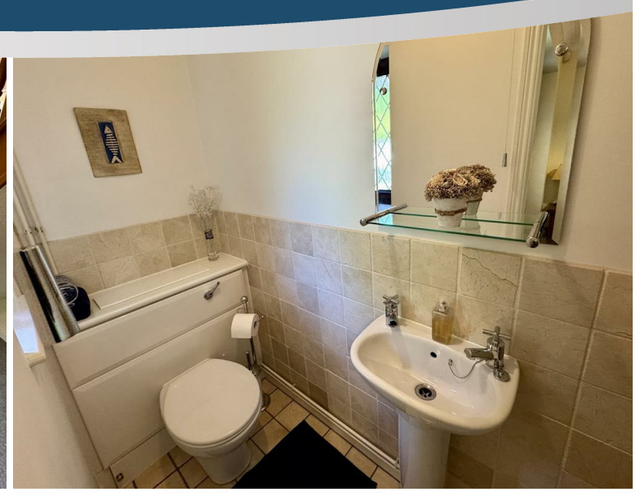
ENTRANCE HALL
Spacious entrance hall with door to front elevation and stairs leading to the first floor. Storage cupboard.

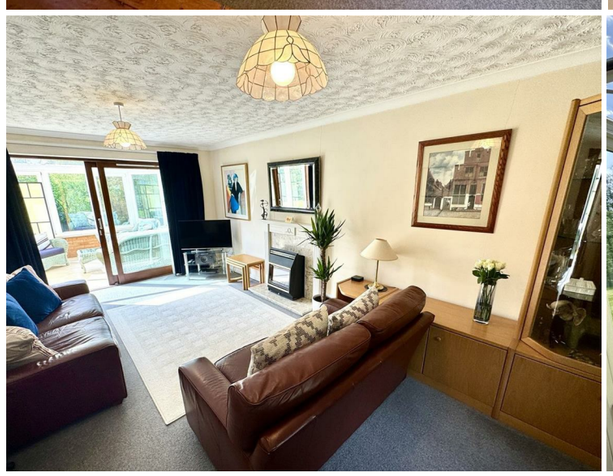
CLOAKROOM/WC
Comprising of a two-piece suite to include low-level WC and pedestal wash hand basin. Half-tiled walls and tiled floor. Frosted window to side elevation.

LIVING ROOM
6.30m x 3.45m (20'8" x 11'4")
An attractive main reception room with bay window to front elevation. Feature fireplace with gas fire. Patio doors to:-

CONSERVATORY
3.33m x 2.79m (10'11" x 9'2")
Of a uPVC double glazed construction with attractive glass roof with views across the rear gardens. Double doors providing garden access.







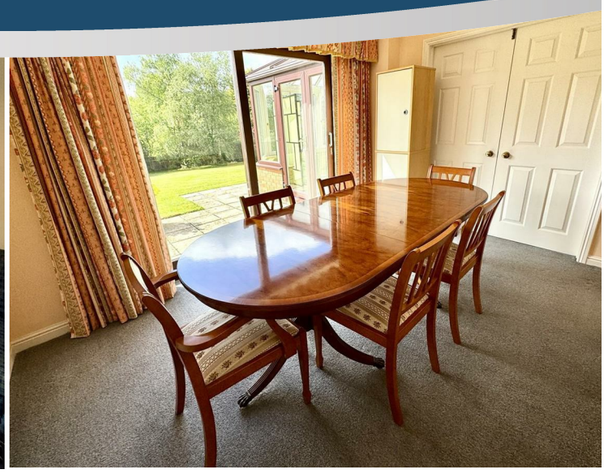


STUDY
3.23m x 3.05m (10'7" x 10'0")
A useful space with window to front elevation and large built-in cupboard.

DINING ROOM
3.68m x 2.95m (12'1" x 9'8")
A formal dining room with patio doors to the rear garden and double doors leading to the living room.

KITCHEN/BREAKFAST ROOM
3.99m 2.72m (13'1" 8'11")
Tastefully updated with a contemporary range of base and eye level storage units with ample quartz work surfacing and upstands. Inset one and a half bowl sink with mixer tap. Four ring gas hob with concealed extractor over along with eye level double oven. Integrated dishwasher. Window to rear elevation.

UTILITY ROOM
2.01m x 1.42m (6'7" x 4'8")
With storage cupboards, space for washing machine and fridge/freezer (to remain). Door to side.



FIRST FLOOR STAIRS AND LANDING
Spacious landing with window to front elevation. Airing cupboard.

BEDROOM 1
3.84m x 3.66m (12'7" x 12'0")
A good size double bedroom with window to rear elevation offering attractive views across the garden and surrounding countryside.

EN-SUITE SHOWER ROOM
Attractively updated with a three-piece suite to include step-in shower cubicle, vanity wash hand basin and low-level WC. Storage cupboards. Frosted window to rear.

BEDROOM 2
3.45m x 2.95m (11'4" x 9'8")
A double bedroom with window to rear elevation with views. Range of built-in wardrobes.

