



DIRECTIONS

From Chepstow town centre proceed up Moor Street turning left on the A48, continue along this road through the traffic lights and over the Wye Bridge. Take the first right hand turn toward Sedbury, at the roundabout take the first exit, continuing along this road passing the secondary school on the left-hand side and turn left immediately after passing the Spa shop on your left. Continue along Tylers Way where following the numbering you will find the property.

SERVICES

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

TENURE - FREEHOLD

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



**21 TYLERS WAY, SEDBURY, GLOUCESTERSHIRE,
NP16 7AB**

3 **1** **2**

£240,000

Sales: 01291 629292
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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.

Occupying a corner position within this popular and quiet residential location on a no through road and enjoying attractive views over countryside to the front. This semi-detached has benefited from a side extension and offers fantastic substantial versatile living accommodation to a suit a variety of markets. The property briefly comprises to the ground floor; entrance hall, lounge, dining room and kitchen/breakfast room, whilst to the first floor are three bedrooms and a family bathroom. The property also benefits from low maintenance gardens to the front, side and rear, uPVC double glazing throughout and a single garage to the rear. The property would benefit from some modernisation and has the potential to be a fantastic family home within convenient reach of schools and amenities, as well as Chepstow town centre and the motorway network. The property is offered to the market with the benefit of no onward chain

GROUND FLOOR

ENTRANCE HALL

uPVC door leads to a spacious and welcoming entrance hall. Stairs to first floor. Useful understairs storage area.

LOUNGE

3.88m x 3.51m (12'8" x 11'6")

A good size reception room with a window to the front elevation enjoying open views over the green and countryside beyond. Feature fireplace with inset gas fire with stone hearth and stone surround. Parque flooring. Open plan to :-

DINING ROOM

5.30m x 2.87m (17'4" x 9'4")

A further sizeable reception space with French doors and window to the rear elevation flooding in lots of natural light. Parque flooring.

KITCHEN/BREAKFAST ROOM

4.75m x 2.68m (15'7" x 8'9")

Comprising a fantastic open plan space with an extensive range of base and eye level wooden storage units with ample laminate work tops over and tile splashback. Inset one bowl and drainer stainless steel sink. Feature freestanding Range cooker with overhead extractor hood. Integrated dishwasher and full height fridge/freezer. Space with washing machine. Baxi gas combination boiler. Plenty of space for a breakfast table and chairs. Large built-in understairs storage cupboard with shelving. Door and window to the front elevation and a window to the rear elevation. Tiled flooring.

FIRST FLOOR STAIRS AND LANDING

Frosted window to side elevation. Doors to all first floor rooms.

PRINCIPAL BEDROOM

4.04m x 2.77m (13'3" x 9'1")

A generous double bedroom with a window to front elevation with far reaching views across the green and surrounding countryside. Built-in airing cupboard with inset shelving.

BEDROOM 2

3.78m x 2.79m max (12'4" x 9'1" max)

A good size double bedroom with a window to the rear elevation.

BEDROOM 3

3.07m x 2.41m (10'0" x 7'10")

A single bedroom which would also make an ideal home office. Window to the front elevation with open views.

FAMILY BATHROOM

Comprising a neutral suite to include panelled bath with electric shower over, low level WC and wash hand basin inset to vanity unit. Fully tiled floor and walls. Double aspect with frosted windows to the rear and side elevations. Loft access point.

OUTSIDE

To the front of the property is a paved pathway, which leads to the front entrance. The front garden comprises a low maintenance level area laid to lawn with a further low maintenance area laid to stones. A low level brick wall to the front boundary. The property affords attractive views to the

front across the surrounding countryside. Gated pedestrian access to the rear garden. To the rear comprises a sizeable paved patio area to the side perfect for dining and entertaining. Gated access from the side leads out to the single garage. The rear garden is westerly facing comprising a paved patio area again perfect space to relax, as well as a level area laid to lawn with a range of mature plants and shrubs. Fully enclosed by timber fencing and block wall.

SERVICES

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

