



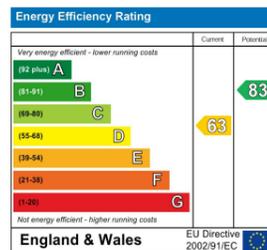
DIRECTIONS

From our Chepstow office proceed up the High St turning left onto the A48. Proceed along this road heading over the Wye Bridge. Take the first right after the bridge towards Sedbury. At the roundabout take the second exit onto Wyebank Road. Proceed along this road taking the right hand turn for Wyebank Way, where following the numbering you will find the property on the right hand side.

SERVICES

TENURE - FREEHOLD

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



24B WYEBANK WAY, TUTSHILL, CHEPSTOW, GLOUCESTERSHIRE, NP16 7DN

4 2 1 D

£420,000

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. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

PLEASE NOTE
None of the fixtures, fittings or equipment has been tested by us. Room sizes should not be relied upon for carpets and finishes.

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 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 regulation or as a consent and Moon and co-have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Moon & Co are delighted to offer to the market 24B Wyebank Way, Tutshill. Positioned within a quiet cul-de-sac, this two storey property constructed as one of a pair provides superb accommodation for a prospective purchaser looking to acquire a home with versatility and outdoor space in abundance. Internally the property offers a reception hall with access to three double bedrooms, one with en-suite and family bathroom. Stairs down lead to an inner hallway with access to bedroom 4/study, living room, kitchen dining room and WC. Outside the property benefits from brick paviour off road parking area and single garage with steps leading to the rear garden. The rear gardens, which back onto Offas Dyke, boast a superb space to enjoy which can be segmented into three areas. The first a paved seating area with level lawn leading to further lawned area bounded by hedging and fencing and a third area, again laid to lawn with mature fruit trees and store shed. Being situated in Tutshill, a range of local facilities include primary and secondary schooling, pub, shop, doctors and dentist, with a further abundance of amenities in nearby Chepstow. There are good bus, road and rail links with the A48, M4 and M48 motorway networks bringing Bristol, Cardiff and Newport all within easy commuting distance.

FIRST FLOOR ENTRANCE

RECEPTION HALL

With composite double glazed front door. Loft access point, airing cupboard. Integral access to garage.

BEDROOM 1 12'10" x 11'1"

A generous master bedroom with uPVC double glazed window to rear elevation overlooking the rear gardens and surrounding views. With access to ensuite shower room.

EN-SUITE SHOWER ROOM

Comprising a modern white suite to include low-level WC and wash hand basin with chrome mixer tap, both inset into vanity unit, corner shower cubicle with electric shower over and chrome heated towel rail. Also fitted with part tiled walls and tiled flooring, spotlighting and frosted uPVC double glazed window to side elevation.

BEDROOM 2 11'10" x 9'10"

A generous double bedroom with uPVC double glazed window to rear elevation, again overlooking the rear garden and surrounding views.

BEDROOM 3 10'11" x 9'8"

A double bedroom with uPVC double glazed window to front elevation and range of fitted bedroom furniture.

FAMILY BATHROOM

Comprising a modern white suite to include low-level WC and wash hand basin with chrome mixer tap inset into large vanity unit with ample storage. Panelled jacuzzi style bath with chrome mixer tap, chrome shower over and separate chrome heated towel rail. Also fitted with part tiled walls, tiled flooring, spotlighting and uPVC double glazed window to side elevation.

GROUND FLOOR

INNER HALLWAY

With access to:

LIVING ROOM 16'5" x 11'10"

A pleasant reception room offering uPVC double glazed French doors leading to rear garden and feature gas fireplace

STUDY/BEDROOM 4 17'3" x 7'10"

Currently used as study/family room but could also be utilised as fourth bedroom, with uPVC double glazed window to side elevation and laminate flooring.

GROUND FLOOR WC

Comprising a white suite to include low-level WC and wash hand basin with chrome mixer tap.

KITCHEN/DINING ROOM 26'6" x 12'11"

A fantastic open plan space with the kitchen area appointed with a matching range of base and eye level storage units with wood effect worktops and breakfast bar. Integrated Miele electric oven, four ring electric hob and extractor over. With space for American style fridge freezer and with freestanding dishwasher available by separate negotiation. Fitted composite one and a half bowl and drainer sink unit with chrome mixer tap. Ceramic tiled splash backs and laminate

flooring, spotlighting. Door to side. Dining area with laminate flooring continued and uPVC double glazed French doors to rear garden.

OUTSIDE

To the front the property benefits from private off-road brick paviour parking area with lawned garden, complete with a number of mature shrubs and bushes. Steps continue to the side of the property with gated access to the rear gardens. The rear gardens are a true gem of this property, with paved seating area bounded by well stocked plant beds with access to the first of three lawned areas. The first bounded by hedging and fencing with pergola framing the access to the second large lawned space, again bounded by hedging and fencing. The third lawned space benefits from a number of mature fruit trees and timber store shed. The gardens occupy a south facing aspect and are private and peaceful, creating a serene space to enjoy.

GARAGE

A single garage with up and over door, power and lighting. Integral pedestrian door accessed via reception hall.

