



DIRECTIONS

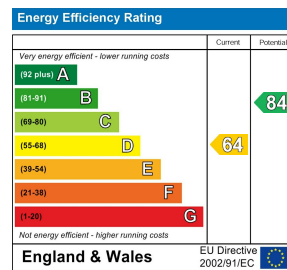
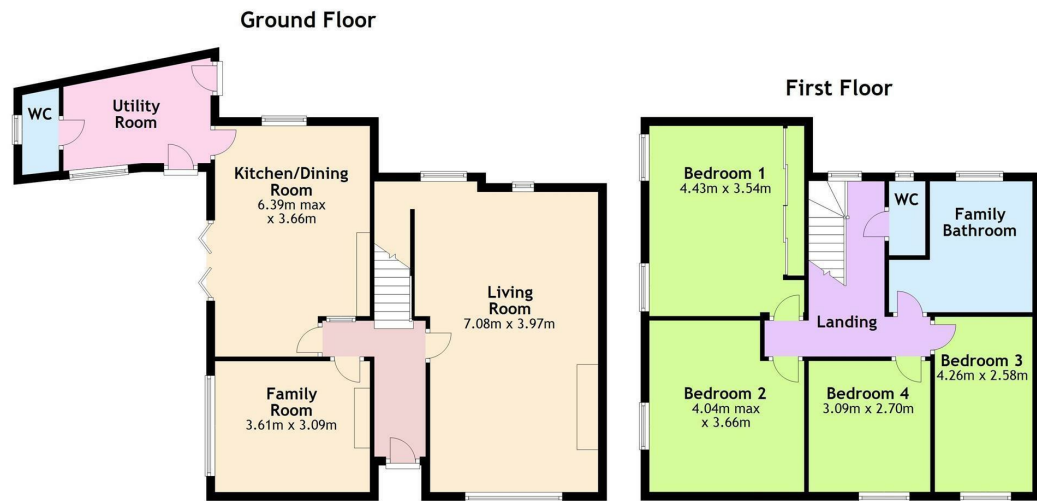
From our Chepstow office proceed up the High Street turning right at the town arch onto Welsh Street. Proceed along this road where at the roundabout take the third exit towards Chepstow Racecourse. Proceed straight over the next roundabout, along this road taking the left-hand turn after The Piercefield Pub onto Devauden Road. Continue up the hill where you will find the property on the left-hand side.

SERVICES

Oil fired central heating. Mains drainage, water and electricity.
Council Tax Band G.

TENURE - FREEHOLD

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



**THE OLD CHAPEL ST. ARVANS, CHEPSTOW,
MONMOUTHSHIRE, NP16 6EZ**

4 1 2 D

£599,995

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.

The Old Chapel is situated in the sought after village of St Arvans, the former chapel is believed to date back to the late 1800's, and offers character features coupled with modern amenities. The property briefly comprises to the ground floor reception hall giving access to the spacious sitting room, steps lead down to the study/snug with further access then to kitchen/dining room which in turn leads to the utility and ground floor/WC. To the first floor are four double bedrooms, separate WC and spacious four-piece modern family bathroom.

Outside the property benefits from off-road parking and single garage, with front courtyard gardens. To the rear is the picturesque landscaped south-facing garden with a range of well stocked beds and borders also offering two patio areas, perfect for entertaining, and views towards the surrounding countryside and River Severn. Being situated in St Arvans a number of facilities are close at hand to include local public house, village hall and church as well as a local nursery with a further range of amenities in nearby Chepstow. There are good bus, road and rail links with the A48, M48 and M4 motorway networks bringing Newport, Cardiff and Bristol all within commuting distance.

GROUND FLOOR

ENTRANCE HALL

Front door leads into spacious entrance hall with slate flooring. Stairs to first floor.

SITTING ROOM

7.08m x 3.97m (23'2" x 13'0")

Spacious light and airy sitting room with two windows to the rear and a window to front elevation. Feature wood burner.

STUDY/SNUG

3.61m x 3.09m (11'10" x 10'1")

Window to side elevation. Feature stone fireplace.

KITCHEN/DINING ROOM

6.39m x 3.66m (20'11" x 12'0")

A farmhouse style kitchen appointed with a range of base units with ample wooden work surfacing over. Double Belfast sink with mixer tap. Five ring Rangemaster cooker. Space for dishwasher. Slate flooring. Window to rear and French doors to side elevation.

UTILITY ROOM

Appointed with a range of base storage units with wooden worktops over. Space for washing machine and full height fridge/freezer. Window to front elevation and door to rear and stable door to courtyard. Slate flooring continued.

GROUND FLOOR WC

Low-level WC and pedestal wash hand basin with chrome taps. Frosted window to side elevation.

FIRST FLOOR STAIRS AND LANDING

With window to rear. Loft access point.

PRINCIPAL BEDROOM

4.43m x 3.54m (14'6" x 11'7")

A spacious double bedroom with two windows to the side elevation. A range of fitted wardrobes with sliding wooden effect doors.

BEDROOM 2

4.04m max x 3.66m (13'3" max x 12'0")

A spacious double bedroom with window to side elevation.

BEDROOM 3

4.26m x 2.58m (13'11" x 8'5")

A double bedroom with window to front elevation.

BEDROOM 4

3.09m x 2.70m (10'1" x 8'10")

A double bedroom with window to front elevation.

FAMILY BATHROOM

Comprising a four-piece suite to include a double shower unit with glass shower screen, rainfall shower overhead and handheld shower attachment, a double ended panelled bath with a chrome mixer tap, low-level WC and pedestal wash hand basin with chrome tap. Chrome heated towel rail. Half-tiled walls and ceramic tiled floor. Frosted window to rear.

FIRST FLOOR WC

With low-level WC and a corner wash hand basin with chrome taps. Frosted window to rear.

GARDENS

To the front the property is approached via courtyard gardens with pretty paved seating area and area laid to stone. With steps leading up to terraced, landscaped and south-facing rear gardens benefiting from a number of level lawned areas, with mature, well-stocked beds and borders and two patio areas providing perfect spots for entertaining. The garden offers fantastic panoramic views over the surrounding countryside and towards the River Severn.

PARKING

The property benefits from off-road parking and a half-size garage with power and lighting, providing a useful storage space.

SERVICES

Oil fired central heating. Mains drainage, water and electricity.

