



## DIRECTIONS

From your Chepstow office proceed up Welsh Street taking the first turning on your left into St Kingsmark Avenue. Proceed along St Kingsmark Avenue where you will find No. 70 on your right hand side.

## SERVICES

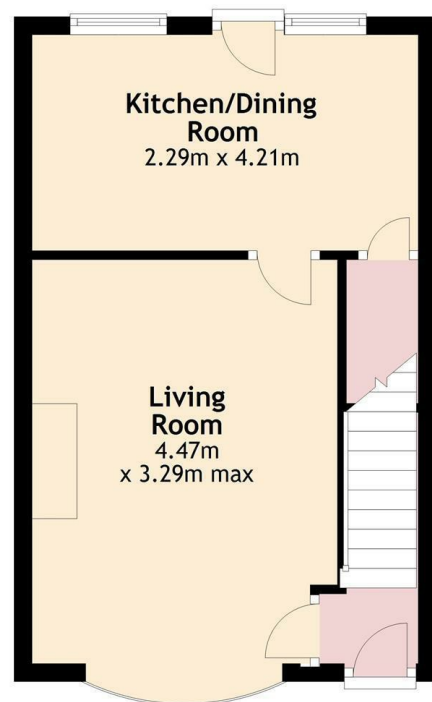
All mains services are connected to include gas central heating.  
Council Tax Band D

## TENURE - FREEHOLD

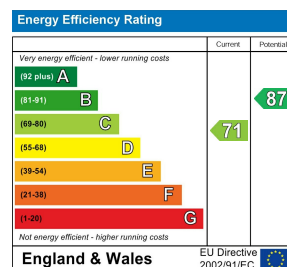
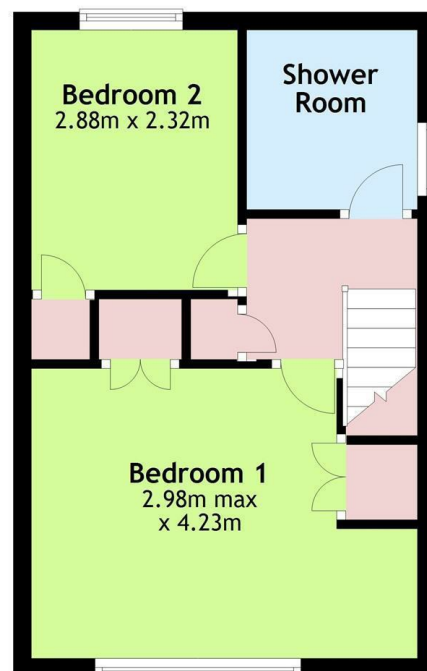
You are recommended to have this verified by your legal advisors at your earliest convenience.



## Ground Floor



## First Floor



**70 ST. KINGSMARK AVENUE, CHEPSTOW,  
MONMOUTHSHIRE, NP16 5LY**



**£260,000**

**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.

Located in the popular residential area known locally as The Danes, this property on St Kingsmark Avenue comprises of a well presented, modern, two storey semi-detached house. The property briefly comprises, reception hall leading to sitting room and kitchen diner, to the first floor, two double bedrooms and an updated shower room. To the rear is a pleasant and private rear garden, with private driveway providing off road parking to the side.

Being situated in Chepstow town centre, a number of facilities are close at hand to include local primary and secondary schools, pubs, restaurants and shops as well as doctors and dentists all within walking distance. 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**

Half glazed uPVC leads into welcoming entrance hall. Stairs to first floor.

**SITTING ROOM**

**4.47m x 3.29m max (14'7" x 10'9" max)**

A light and airy reception with bay window to front elevation. Feature fireplace with inset gas fire. Wood effect flooring.

**KITCHEN/DINER**

**2.29m x 4.21m (7'6" x 13'9")**

Kitchen area with a range of fitted eye and base storage units with ample work surfacing over. Subway tiled splashbacks. Integrated appliances include four ring electric hob with stainless steel extractor hood over, eye level oven and microwave. Inset one bowl and drainer sink unit with chrome mixer tap. Space for washing machine and fridge/freezer. uPVC window and door to rear elevation. Plenty of space for a dining table. Understairs storage cupboard.

**FIRST FLOOR STAIRS AND LANDING**

Loft access point. Access to all first-floor rooms. Airing cupboard housing gas combi boiler.

**BEDROOM 1**

**2.98m x 4.23m max (9'9" x 13'10" max)**

A double bedroom with window to front elevation. Built-in storage cupboards.

**BEDROOM 2**

**2.88m x 2.32m (9'5" x 7'7")**

A double bedroom with window to rear elevation. Built-in storage.

**BATHROOM**

Appointed with a three-piece suite to include double shower cubicle with electric shower over and glass door, pedestal wash hand basin with chrome mixer tap and low level WC. Part tiled walls. Chrome heated towel rail. Frosted window to side elevation.

**OUTSIDE**

To the front of the property is a private driveway with off road parking. The garden area is mainly laid to lawn with some mature flower borders. To the rear of the property is a very private rear garden with a patio area and steps leading up to a level lawn with some mature trees and borders.

**SERVICES**

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

