



DIRECTIONS

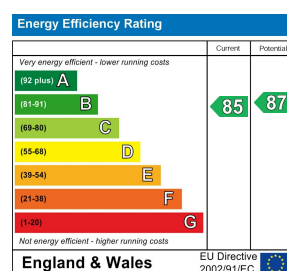
From our Chepstow office proceed up Welsh Street taking the fourth turning on your left into Kingsmark Lane. Take the second turning on your right into Park View, the property is the second on the left.

SERVICES

All mains services are connected to include gas and heating.
Council tax band F

TENURE - FREEHOLD

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



**3 PARK VIEW, CHEPSTOW, MONMOUTHSHIRE,
NP16 5NA**

3 **2** **2** **B**

£525,000

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.

Park View comprises an updated and well-presented detached bungalow located at the entrance to this popular and sought after cul-de-sac, itself positioned in the heart of Chepstow, giving easy access to local amenities. Over recent years, the property has undergone extensive improvements to include updated kitchen, bathroom, and en-suite shower room and also benefits from solar panels with an income of approximately £1,900 per annum.

The property briefly comprises reception hall, living room, kitchen/breakfast/dining room, conservatory, utility room, three bedrooms, main bedroom with en-suite shower room as well as a separate family bathroom. A particularly attractive feature of the property are the level front and rear gardens. We would strongly suggest an internal viewing to appreciate all this property has to offer.

ENTRANCE PORCH

Door to front elevation.

ENTRANCE HALL

A spacious and well-proportioned reception hall with loft access point.

LIVING ROOM

4.67m x 3.66m (15'3" x 12'0")

An attractive main reception room with patio doors to rear sun terrace enjoying a south westerly aspect. Feature fireplace.

KITCHEN/BREAKFAST/DINING ROOM

5.82m x 3.00m (19'1" x 9'10")

Attractive kitchen, updated with an extensive range of contemporary base and eye-level storage units with Corian work surfacing over and tiled splashbacks. Inset one and a half bowl stainless steel sink with mixer tap and hot water tap. Five ring gas hob with glass splashback and extractor hood over. Eye level double oven. Space for washing machine and undercounter fridge. Window to side elevation. Dining area with doors to:-

CONSERVATORY

Attractive, good quality conservatory of a uPVC double glazed construction with glazed roof and French doors to garden.

REAR HALLWAY

With doors to the driveway and to the conservatory.

UTILITY ROOM

A spacious utility room with Belfast sink. Space for washing machine.

BEDROOM 1

3.94m x 2.58m (12'11" x 8'5")

With window to front elevation.

EN-SUITE SHOWER ROOM

Appointed with a three piece suite to include step-in shower, pedestal wash hand basin set over storage unit and low level WC. Heated towel rail. Frosted window to side elevation.

BEDROOM 2

3.64m x 3.63m (11'11" x 11'10")

A double bedroom with window to front elevation. Range of built-in wardrobes.

BEDROOM 3

3.92m x 2.13m (12'10" x 6'11")

With window to side elevation.

FAMILY BATHROOM

Appointed with a three-piece suite comprising panelled bath with electric shower over, wash hand basin and close-coupled WC. Composite panelling to walls. Heated towel rail. Window to side elevation.

GARAGE

Side driveway with ample parking for several vehicles gives access to the garage with manual up and over door.

GARDENS

The property benefits from private and attractive mature gardens. The front garden is laid to lawn and the rear garden is a particularly attractive landscaped garden with two paved seating areas, attractive flower borders, good-sized shrubs, trees, and flowering plants as well as a pond.

SERVICES

All mains services are connected to include gas central heating.

