

DIRECTIONS

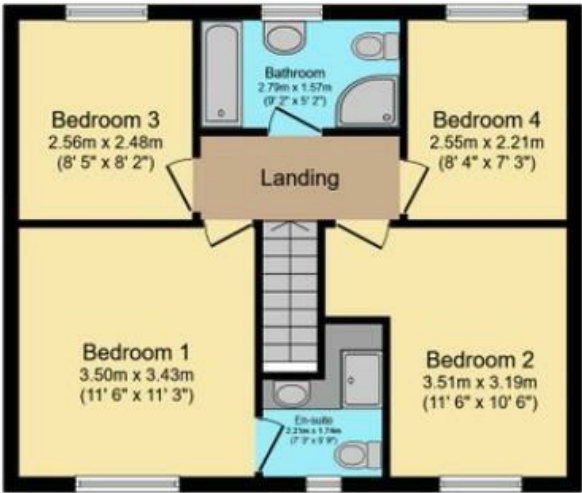
From our Chepstow office proceed up the High Street turning right onto the A48. Proceed to the main St Lawrence roundabout taking the second exit onto the Wye Valley link road. At the next roundabout take the first exit for Thornwell. At the next roundabout take the first exit. At the next roundabout take the third exit and then the first right hand turn into Cider Mill Close where you will find the property on your right hand side.

TENURE - FREEHOLD

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



Ground Floor

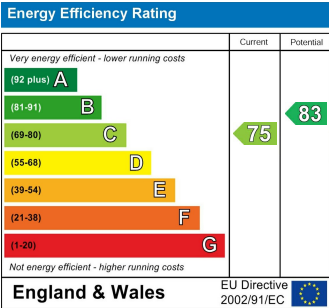


First Floor

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.



4 CIDER MILL CLOSE, CHEPSTOW,
MONMOUTHSHIRE, NP16 5RY

4 2 3 C

OFFERS OVER £425,000

Sales: 01291 629292
E: sales@thinkmoon.co.uk

We are delighted to offer to the market this deceptively spacious detached property affording well planned living accommodation to include the following; reception hall, lounge with feature wood burner, open plan kitchen/dining room, further reception/family room with French doors to garden, converted garage to provide further living room/playroom and a ground floor cloakroom/WC. The first floor offers a sizeable principal bedroom with en-suite shower room, three further bedrooms and a four piece family bathroom. The property further benefits a private extensive driveway providing parking for at least four/five vehicles as well as a level, private and low maintenance rear garden. The property offers superb spacious and versatile living accommodation that will no doubt suit a variety of markets. The property is located in a pleasant position within a quiet cul-de-sac setting in this sought after and convenient residential area on the outskirts of Chepstow town centre and giving easy access to M48 motorway network as well as being within walking distance of primary school and shops.

ENTRANCE HALL

A welcoming entrance hall with wood effect laminate floor. Stairs to first floor.

LOUNGE

4.39m x 3.43m (14'5" x 11'3")

A really well-proportioned formal living room with feature freestanding wood burner. Large window to the front elevation flooding lots of natural light.

CLOAKROOM/WC

Comprising low-level WC and wall-mounted wash hand basin with mixer tap and feature mosaic tile splashback. Wood effect laminate floor. Frosted window to the side elevation.

OFFICE

4.93m x 2.29m (16'2" x 7'6")

Originally the single garage now converted to provide a fantastic versatile room. Currently utilised as a playroom but could offer potential for a fifth bedroom, third reception room or home working space depending on personal requirements. Wood effect laminate floor and a window to the front elevation.

KITCHEN/DINING ROOM

7.92m x 2.57m (26'0" x 8'5")

A sizeable open plan space comprising an extensive range of fitted wall and base wooden units with ample wood effect laminate worktop, attractive tile splashback and inset one and half bowl ceramic sink with drainer. Feature free standing range cooker with double electric oven and grill along with five ring gas hob with feature extractor hood over. Integrated dishwasher and space for a full height American style fridge/freezer as well as space and plumbing for washing machine. Built-in understairs storage cupboard. This open plan room provides plenty of space for a dining area. Attractive tile floor and window to the rear elevation. Open through to:-

FAMILY/GARDEN ROOM

4.67m x 3.25m (15'4" x 10'8")

A fantastic extension currently utilised as a formal dining room but offers fantastic versatility. Feature tiled floor with underfloor heating. uPVC double glazed to two sides enjoying views over the gardens as well as a large roof light. French doors lead directly outside.

FIRST FLOOR STAIRS AND LANDING

With loft access hatch.

PRINCIPAL BEDROOM

3.51m x 3.43m (11'6" x 11'3")

A really well proportioned principal double bedroom with feature wood panelling to one wall. Window to the front elevation. Door to:-

EN-SUITE SHOWER ROOM

A well-presented contemporary suite to include large walk-in shower cubicle with overhead waterfall shower head and separate handheld attachment, low-level WC and large wash hand basin inset to vanity unit with mixer tap. Heated towel rail. Part-tiled walls. Frosted window to the front elevation.

BEDROOM 2

3.51m x 3.20m (11'6" x 10'6")

A second good sized double guest bedroom with window to the front elevation.

BEDROOM 3

2.57m x 2.49m (8'5" x 8'2")

A small double bedroom with window to the rear elevation.

BEDROOM 4

2.54m x 2.21m (8'4" x 7'3")

Currently utilised as a study perfect for the everyday homemaker but could be utilised as a fourth bedroom if required. Window to the rear elevation.

FAMILY BATHROOM

A contemporary neutral four-piece suite to include panelled jacuzzi bath, corner walk-in shower cubicle with mains fed shower unit, low-level WC and pedestal wash hand basin with mixer tap. Heated towel rail. Fully tiled walls. Frosted window to the rear elevation.

GARDENS

To the front of the property is a sizeable driveway serving just one other property laid to attractive block paviour and providing off-street parking for at least four vehicles. Hedgerow to the front and side boundary creates lots of privacy. To one side there is a low-maintenance area laid to stones and to the other side gated pedestrian access leads to the rear garden which is of a generous size and level, with an attractive block paved patio area which leads round to a further area also laid to block paving and a good sized area laid to lawn. Furthermore there is a greenhouse and in the far corner of the garden there is a further space to relax and unwind. The rear garden is bordered at the rear by an attractive range of plants and shrubs and is fully enclosed by both timber fencing and attractive brick wall creating privacy.

SERVICES

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

