



DIRECTIONS

From our Chepstow office proceed from the St Lawrence roundabout on the A48 in to the village of Pwllmeyric. As you enter the village of Pwllmeyric, continue down Pwllmeyric Hill, taking the turning on your right into Badgers Meadow, where following the numbering you will find number 21 on your right.

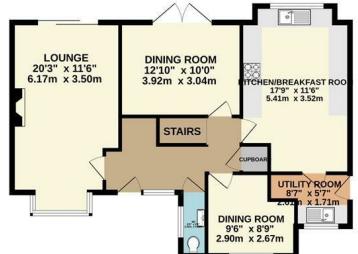
SERVICES

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

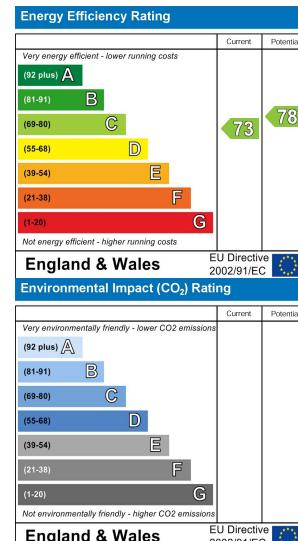
TENURE - FREEHOLD

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

GROUND FLOOR
1127 sq.ft. (104.7 sq.m.) approx.



1ST FLOOR
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA: 1891 sq.ft. (175.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Meriton 92005

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.



**21 BADGERS MEADOW, PWLLMEYRIC, CHEPSTOW,
MONMOUTHSHIRE, NP16 6UE**



£699,950

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

Badgers Meadow comprises a spacious, well-appointed detached house located in this sought-after cul-de-sac within the popular village of Pwllmeyric, being close to Chepstow town centre, with its attendant range of facilities, well-renowned garden centre and farm shop also close at hand, as well as St. Pierre Golf and Country Club. . The M48 motorway junction is approximately 2.5 driving miles away, thus making this a very commutable location.

This attractive detached family house has been updated by the current vendors and presents extremely well, with attractive entrance hall, spacious drawing room, separate dining room and study, good quality kitchen supplied by John Lewis with utility room and cloakroom to the ground floor. To the first floor there is a spacious principal bedroom with ensuite, as well as three further bedrooms and a family bathroom. The house benefits from a double garage as well as mature and attractive gardens.



OUTSIDE

GARAGE

5.74m x 5.72m (18'10" x 18'9")

A detached double garage with electric remote control doors with courtesy door to side, being approached by a drive offering parking for four vehicles.

GARDENS

The gardens are an attractive feature of 21 Badgers Meadow, the front laid to lawn with mature hedging. To the rear, a lawned sunny garden with terracing and mature shrubs and trees, providing a high level of privacy.

SERVICES

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



BEDROOM 2**5.41m x 3.76m (17'9" x 12'4")**

With window to side elevation. Built-in wardrobes.

BEDROOM 3**3.73m x 2.67m (12'3" x 8'9")**

With window to side elevation.

BEDROOM 4**3.00m x 2.69m (9'10" x 8'10")**

With window to front elevation.

FAMILY BATHROOM

Appointed with a high quality suite to include inset bath, low-level WC and pedestal wash hand basin. Heated towel rail. Tiled finishes to walls and tiled flooring. Electric floor heating. Window to rear elevation.

**GROUND FLOOR****ENTRANCE HALL**

With door and window to front elevation. Cloaks storage cupboard.

CLOAKROOM

Appointed with low-level WC and wash hand basin. Half-tiled finished walls. Window to side.

DRAWING ROOM**6.17m x 3.51m (20'3" x 11'6")**

An attractive principal reception room with bay window to front elevation and patio doors to rear garden. Feature fireplace.

STUDY**2.90m x 2.67m (9'6" x 8'9")**

With window to side elevation.

DINING ROOM**3.91m x 3.05m (12'10" x 10'0")**

A pleasant reception room with patio doors to rear garden currently used as a sitting room.



KITCHEN**5.41m x 3.51m (17'9" x 11'6")**

Tastefully updated with an excellent range of John Lewis supplied kitchen units with ample Corian work surfacing over. Inset one and a half bowl sink unit with mixer tap. Four ring induction hob with concealed extractor over and oven below. Integrated dishwasher and fridge. Windows to front and side elevations. Amico flooring.

UTILITY ROOM**2.62m x 1.70m (8'7" x 5'7")**

Also updated with a similar range of units to the kitchen, with inset single bowl sink unit and mixer tap. Space for washing machine and full height fridge/freezer. Wall-mounted gas boiler providing domestic water and heating. Window to front elevation and door to side. Amico flooring.

**FIRST FLOOR STAIRS AND LANDING**

An attractive feature of this property is the spacious landing with window to front elevation, airing and storage cupboards.

PRINCIPAL BEDROOM**4.17m x 3.05m (13'8" x 10'0")**

A spacious bedroom with window to side elevation, extensive range of built-in wardrobes with dressing table and bedside units.

EN-SUITE SHOWER ROOM

Attractively finished with an updated three-piece suite comprising walk-in shower with rainwater head, low level WC and pedestal wash hand basin. Ceramic tiled finish to walls and flooring. Electric floor heating. Window to side.

