



DIRECTIONS

From our Chepstow office proceed up the High Street, turning right onto Welsh Street. Continue to the roundabout taking the third exit towards Chepstow Racecourse. Proceed along this road and upon entering the village of St Arvans, shortly after passing the Piercefield pub on the left, bear left onto Devauden Road, continue up the hill where you will find the property on the left hand side.

SERVICES

Mains water, electricity and drainage. Heating is electric throughout.
Council Tax Band E

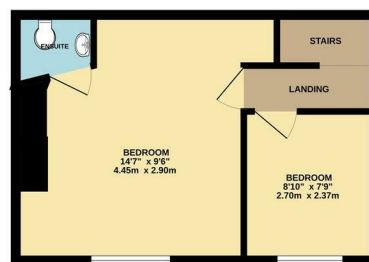
TENURE - FREEHOLD

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

GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.

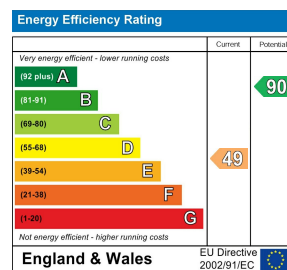


1ST FLOOR
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA: 707 sq.ft. (65.7 sq.m.) approx.

While 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 for 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 Metreplan C2002



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.



HILLSIDE ST. ARVANS, CHEPSTOW, MONMOUTHSHIRE, NP16 6HA



£315,000

Sales: 01291 629292
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Occupying a fantastic elevated position within the desirable village of St. Arvans, this immaculately presented semi-detached cottage will no doubt suit a variety of markets. The accommodation briefly comprises to the ground floor: entrance porch leading into a well-proportioned kitchen/dining/living room with feature wood burner, utility and a shower room. To the first floor there are two bedrooms with the principal benefitting an en-suite WC. The property further benefits a private driveway providing off-street parking for at least two vehicles, enclosed garden area and an outdoor covered store area to the rear. Furthermore, there is the added benefit of planning permission to add a single-storey rear extension which would provide an additional reception room or indeed to relocate the kitchen, depending on personal requirements. The cottage enjoys outstanding panoramic south-facing views to the front over surrounding countryside and towards the Severn Estuary.

GROUND FLOOR

ENTRANCE PORCH

Front uPVC entrance door leads into the entrance porch with tiled flooring. Double glazing to side and front elevation. Overhead storage and area for coats and shoes. Door and step up leads into :-

KITCHEN/DINING/LIVING ROOM
6.50m x 4.45m (21'3" x 14'7")

Comprising a contemporary range of ‘L’ shape fitted kitchen base units with wooden worktops over and tiled splashbacks. Integrated four ring Lamona induction hob with extractor hood over and electric oven/grill below. Inset Belfast sink with mixer tap. Space for fridge. Understairs built-in storage area. Space for dining table and chairs. Living area enjoys a feature exposed stone fireplace with slate hearth and freestanding wood burner. Two windows to front elevation, enjoying fantastic uninterrupted views across the countryside and towards the Severn Estuary. Stairs to first floor. Step up to :-

UTILITY ROOM
1.82m x 1.50m (5'11" x 4'11")

Fitted laminate worktop and space for undercounter freezer and washing machine. Loft access point. Window to the rear elevation. Travertine tiled flooring. Door to:-

SHOWER ROOM

Offering potential to reconfigure and insert a bath if desired. Currently affording pedestal wash hand basin with mixer tap and tiled splashback, low level WC and large walk-in shower cubicle with electric Mira shower over with glass shower screen. Heated towel rail. Travertine tiled flooring. Two frosted windows to the rear elevation.

FIRST FLOOR STAIRS AND LANDING

Loft access point. Access to bedrooms.

BEDROOM 1
4.45m x 2.90m (14'7" x 9'6")

A very well-proportioned double bedroom enjoying a window to the front elevation affording outstanding far-reaching views across surrounding countryside and towards the Severn Estuary. Door to:-

EN-SUITE WC

Comprising pedestal wash hand basin with travertine tiled splashback and mixer tap along with low-level WC.

BEDROOM 2
2.70m x 2.37m (8'10" x 7'9")

A good size double bedroom also enjoying uninterrupted panoramic views to the front elevation.

OUTSIDE

To the front there is a terrace area providing an ideal space for relaxing and soaking in the outstanding views to the front. There is also a pedestrian pathway to the side of the property that leads to the rear where there is an undercover storage area, perfect for garden storage, bikes and tools. Furthermore, the property enjoys private area providing parking for at least two vehicles and a good size level area laid to lawn bordered by an attractive range of plants and shrubs, as well as a raised terrace area laid to stones. The garden backs onto open countryside which really gives a fantastic and quiet village setting.

AGENTS NOTE

The property benefits planning permission for a single storey extension to the rear elevation which will increase the footprint and no doubt allow various options to include additional reception space or indeed relocation of the kitchen.

SERVICES

Mains water, electricity and drainage. Heating is electric throughout.

