



## DIRECTIONS

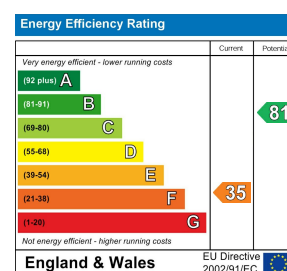
From our Chepstow office proceed up Moor Street turning left at the junction and then first right into Garden City, where proceeding into Garden City Way you will find Hardwick Avenue on your right-hand side, with Dunmarklyn immediately on your left.

## SERVICES

All mains services are connected.  
Council Tax Band G

## TENURE - FREEHOLD

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



# DUNMARKLYN, HARDWICK AVENUE, CHEPSTOW, MONMOUTHSHIRE, NP16 5DJ

4 1 4 F

£595,000

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.



The property although well cared for, is in need of renovation and offers excellent potential for a comfortable family home, alternatively there is potential, subject to planning consent, for pursuing construction of one or two properties within the gardens. Chepstow has few of these, large period detached houses and therefore we anticipate a good deal of interest being shown.

Dunmarklyn comprises a late Victorian/early Edwardian double bay fronted detached family house offering spacious and attractive accommodation briefly offering to the ground floor entrance porch, hallway, two reception rooms, dining room and kitchen. Whilst to the first floor are four bedrooms, study and family bathroom. Outside the property benefits from large private gardens, boiler room and detached garage.

**GROUND FLOOR**

**ENTRANCE PORCH**

With panelled door to front elevation. Attractive terrazzo flooring with inner door leading to:-

**HALLWAY**

With impressive staircase.

**LIVING ROOM**

**4.78m x 3.66m (15'8" x 12')**

With bay window to front elevation. Feature fireplace.

**SITTING ROOM**

**4.78m x 3.66m (15'8" x 12')**

With bay window to front elevation. Feature fireplace.

**DINING ROOM**

**4.01m x 3.76m (13'2" x 12'4")**

With window to rear elevation. Tiled flooring.

**KITCHEN**

**3.96m x 2.67m (13' x 8'9")**

With two windows to side elevation. Appointed with a range of base and eye level storage units with ample work surfacing over. Inset one and a half bowl sink. Space for washing machine.

**FIRST FLOOR STAIRS AND LANDING**

**5.31m x 1.73m (17'5" x 5'8")**

With window to rear elevation.

**BEDROOM 1**

**4.78m x 3.66m (15'8" x 12')**

With bay window to front elevation with far reaching views.

**BEDROOM 2**

**4.78m x 3.66m (15'8" x 12')**

With bay window to front elevation, again excellent views.

**STUDY**

**2.82m x 1.73m (9'3" x 5'8")**

With window to front elevation.

**BEDROOM 3**

**4.01m x 3.71m (13'2" x 12'2")**

With window to rear elevation.

**BEDROOM 4**

**2.69m x 1.96m (8'10" x 6'5")**

With window to side elevation.

**FAMILY BATHROOM**

Appointed with a three-piece suite to include bath with shower over, low level WC and wash hand basin. Window to side elevation.

**OUTSIDE**

**BOILER ROOM**

A useful boiler room located just off the rear door of the property.

**GARAGE**

A useful oversize single car garage with up and over door, power and lighting. Above this is a handy attic room with potential for home office or further accommodation if required.

**GARDENS**

The property stands in large mature gardens, to the front with stone wall with impressive wrought iron entrance gate leading to the driveway. The remainder of the front garden is laid to lawn with mature trees. To the side is a small vegetable area and greenhouse, leading to the large rear garden with lawn, mature shrubs, borders and terracing. As aforementioned the large gardens lend themselves for future development, subject to the necessary planning consent.

**SERVICES**

All mains services are connected.

